

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** East Ballard / 82

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 631

Range of Sale Dates: 1/2003 - 12/2004

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$147,000	\$167,000	\$314,000	\$349,100	89.9%	12.06%
<b>2005 Value</b>	\$160,400	\$183,400	\$343,800	\$349,100	98.5%	11.84%
<b>Change</b>	+\$13,400	+\$16,400	+\$29,800		+8.6%	-0.22%
<b>% Change</b>	+9.1%	+9.8%	+9.5%		+9.6%	-1.82%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.22% and -1.82% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2004 Value</b>	\$154,300	\$164,300	\$318,600
<b>2005 Value</b>	\$168,400	\$181,200	\$349,600
<b>Percent Change</b>	+9.1%	+10.3%	+9.7%

Number of one to three unit residences in the Population: 5,302

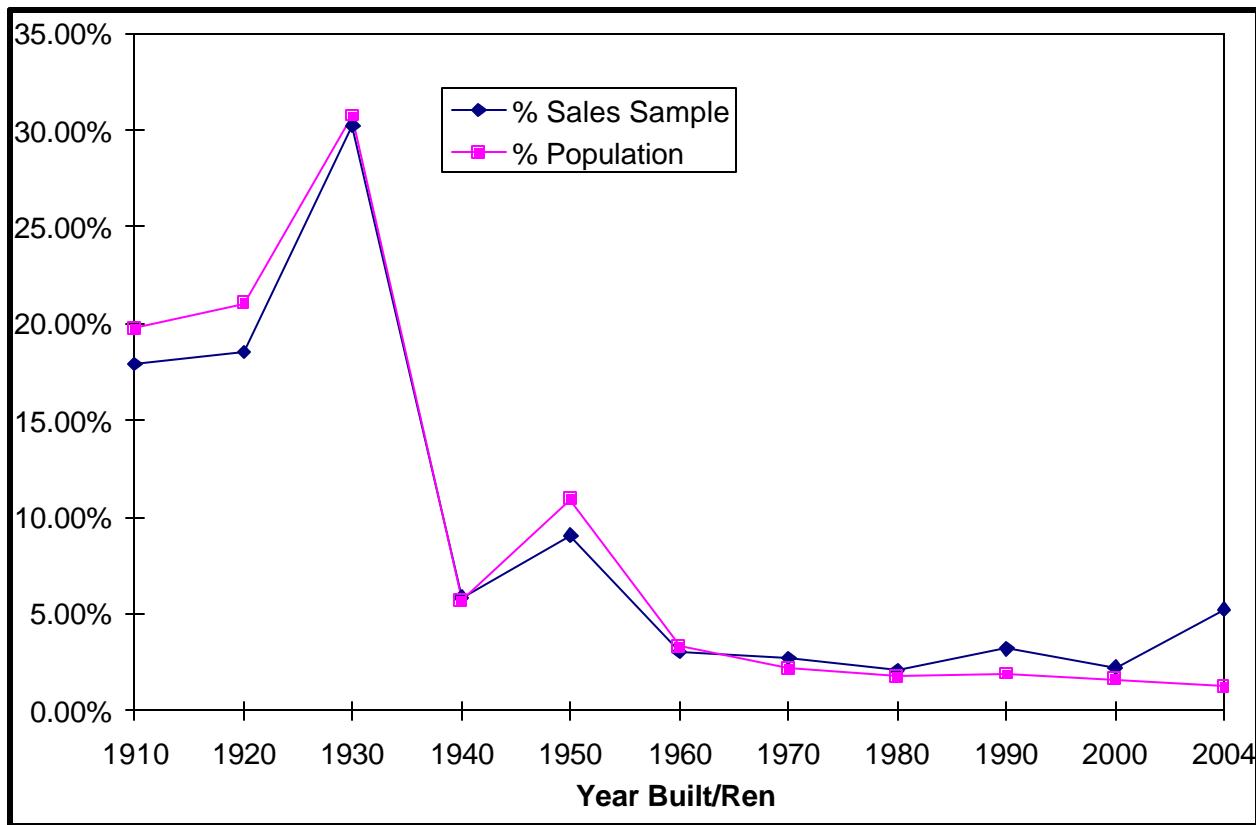
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built after 1989 with a lot size less than 2,201 square feet and zoned L-1 were at a higher assessment level than other parcels and the formula adjusts these upward less than others. Homes in the west portion of sub area 2 [neighborhood 31] were also at a higher assessment level and the formula adjusts these upward less than others. Duplexes or one unit dwellings with heavy or extreme traffic were at a lower assessment level and were adjusted upward more than others.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

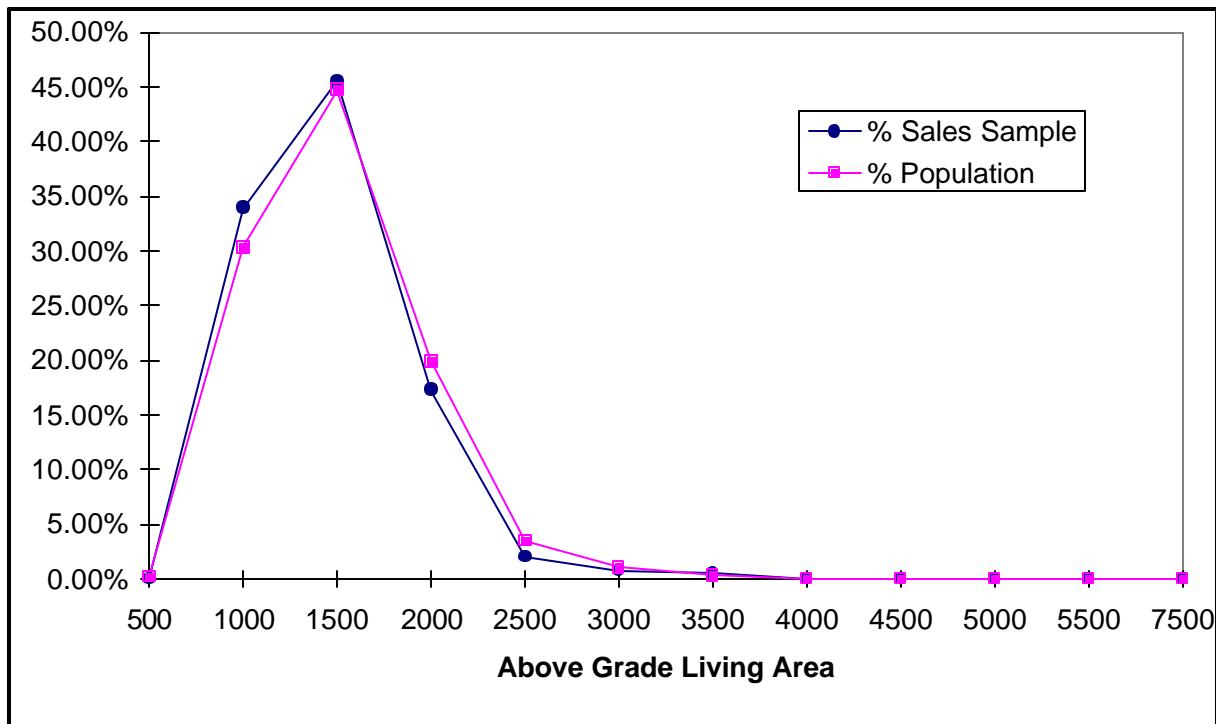
<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	113	17.91%	1910	1048	19.77%
1920	117	18.54%	1920	1116	21.05%
1930	191	30.27%	1930	1630	30.74%
1940	37	5.86%	1940	301	5.68%
1950	57	9.03%	1950	578	10.90%
1960	19	3.01%	1960	174	3.28%
1970	17	2.69%	1970	114	2.15%
1980	13	2.06%	1980	92	1.74%
1990	20	3.17%	1990	99	1.87%
2000	14	2.22%	2000	84	1.58%
2004	33	5.23%	2004	66	1.24%
	631			5302	



Sales of new homes built in the last four years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. The sales frequency distribution follows the population distribution very closely with regard to Year Built/Renovated for all other ages.

### **Sales Sample Representation of Population - Above Grade Living Area**

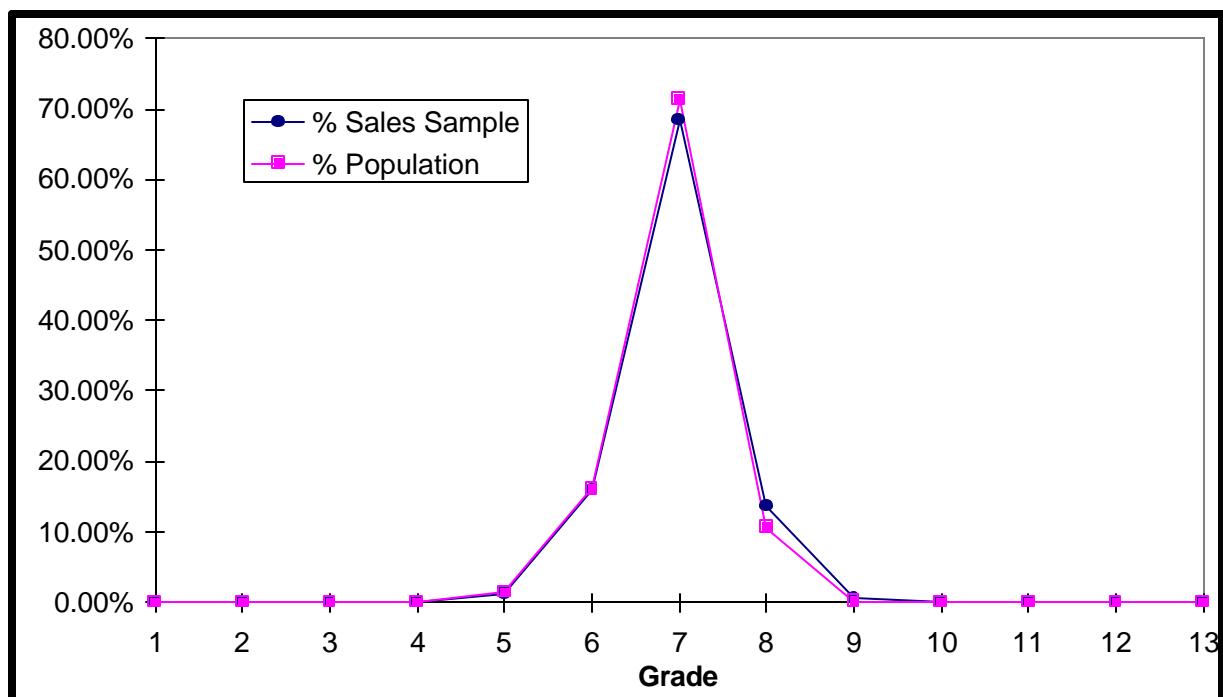
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	11	0.21%
1000	214	33.91%	1000	1605	30.27%
1500	287	45.48%	1500	2371	44.72%
2000	109	17.27%	2000	1053	19.86%
2500	13	2.06%	2500	188	3.55%
3000	5	0.79%	3000	56	1.06%
3500	3	0.48%	3500	16	0.30%
4000	0	0.00%	4000	1	0.02%
4500	0	0.00%	4500	1	0.02%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	631			5302	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

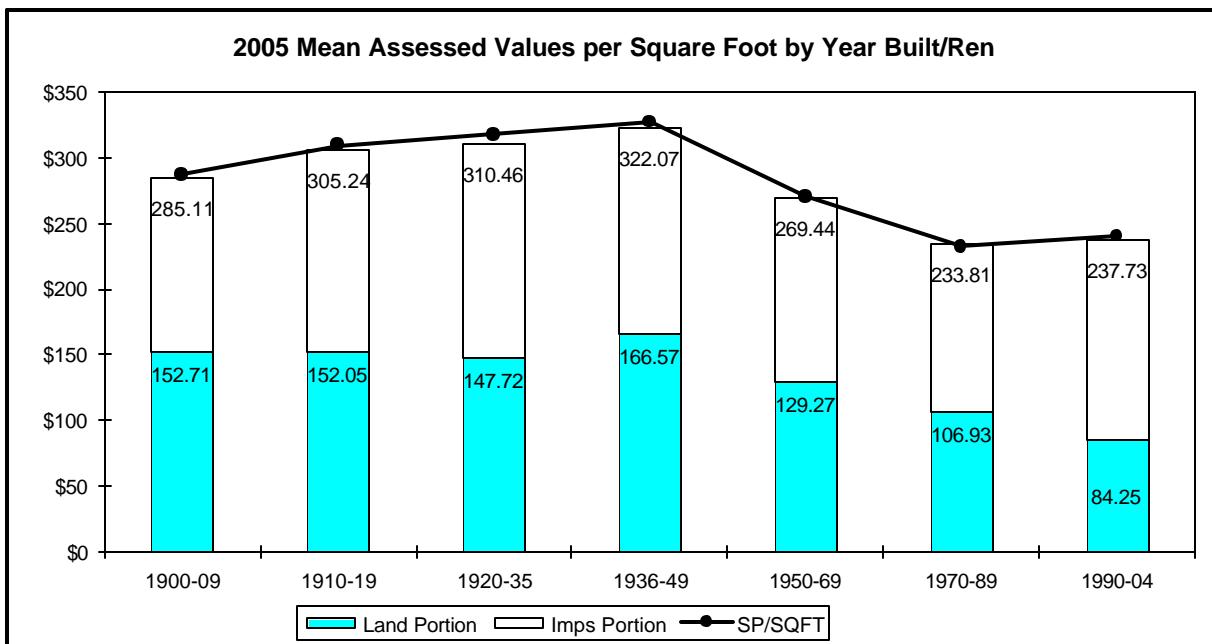
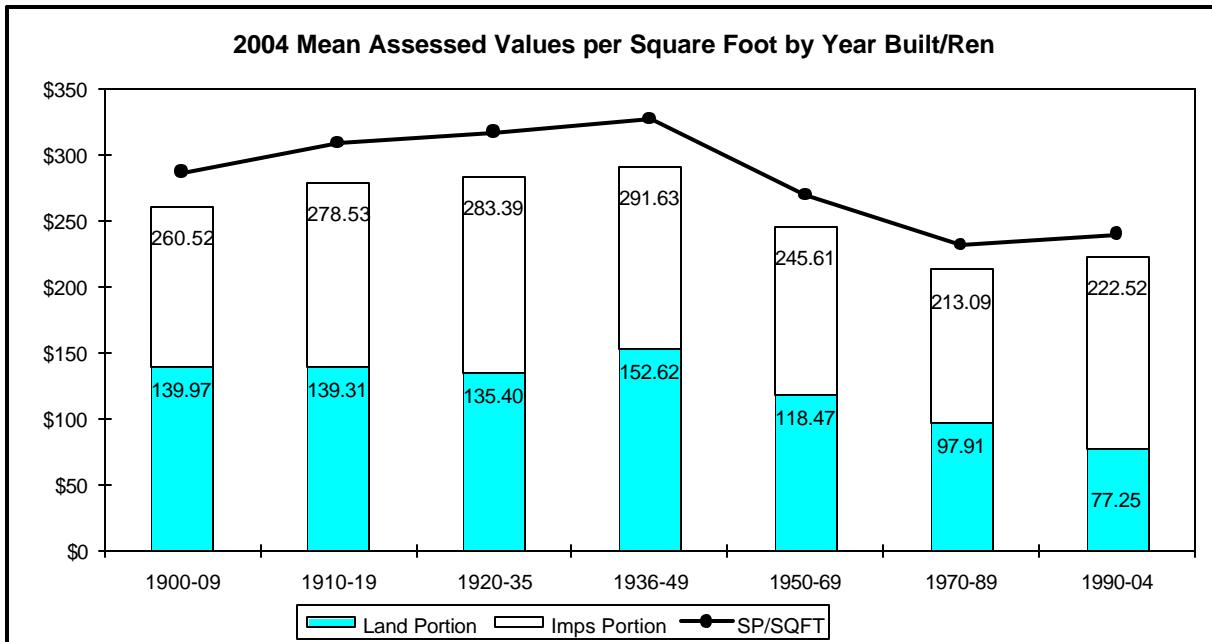
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	2	0.04%
5	8	1.27%	5	81	1.53%
6	101	16.01%	6	856	16.14%
7	432	68.46%	7	3785	71.39%
8	86	13.63%	8	566	10.68%
9	4	0.63%	9	9	0.17%
10	0	0.00%	10	3	0.06%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
631			5302		



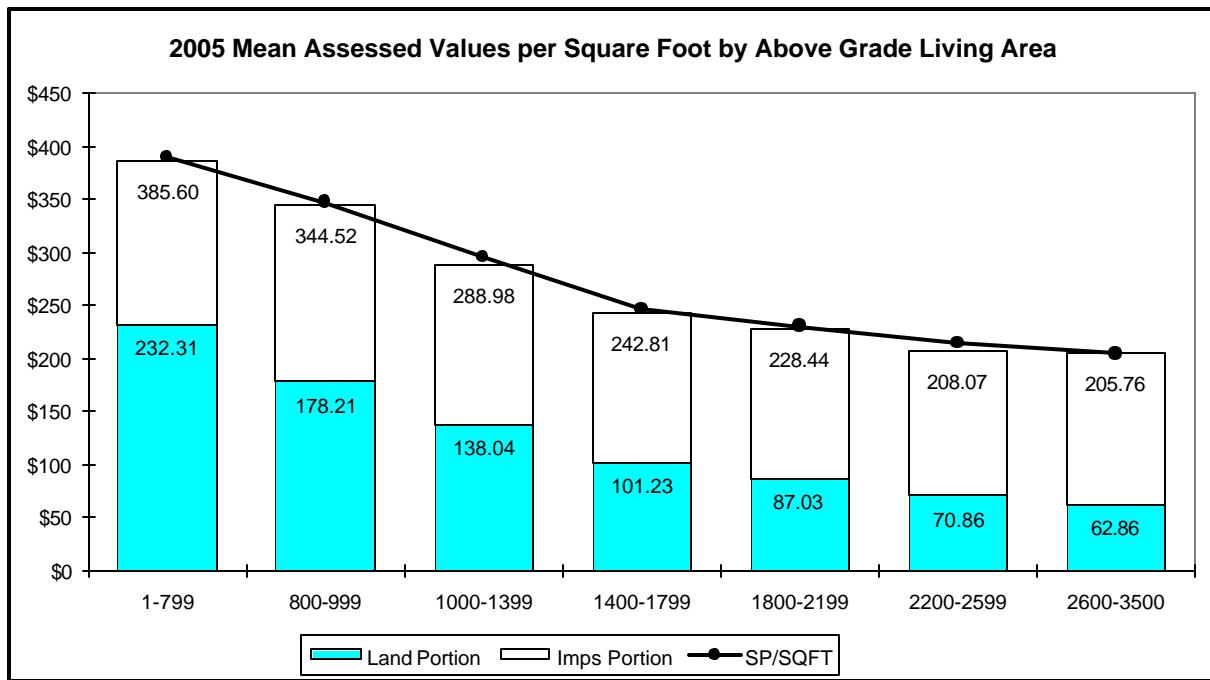
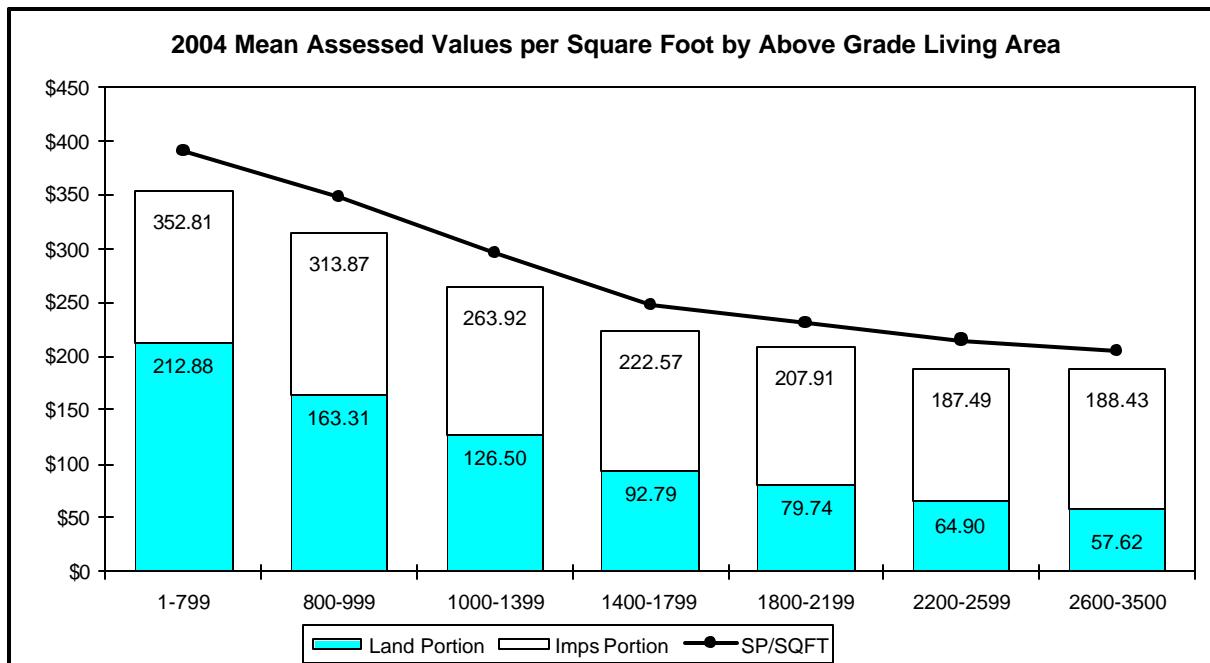
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated**



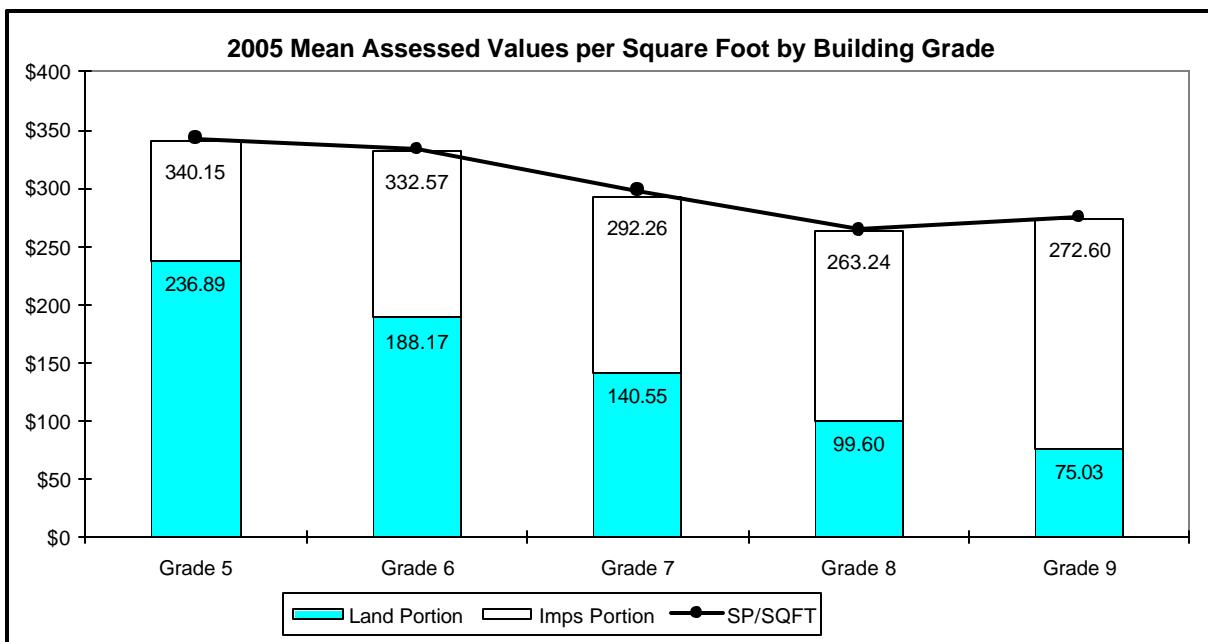
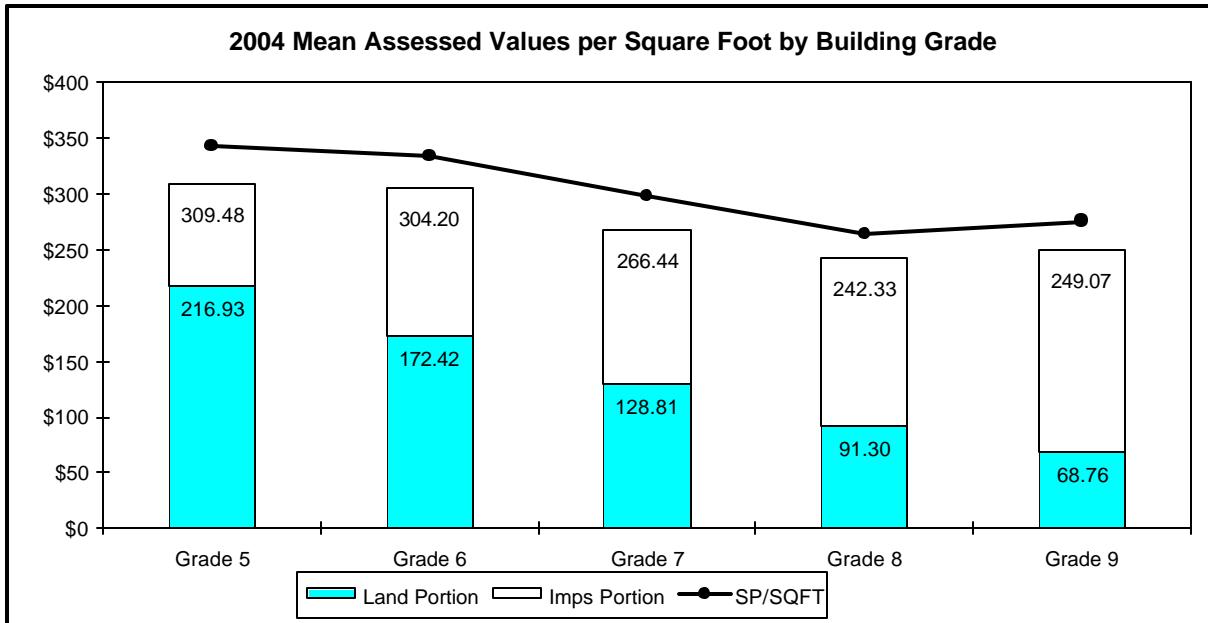
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## Sub Area Map

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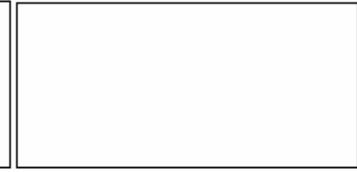
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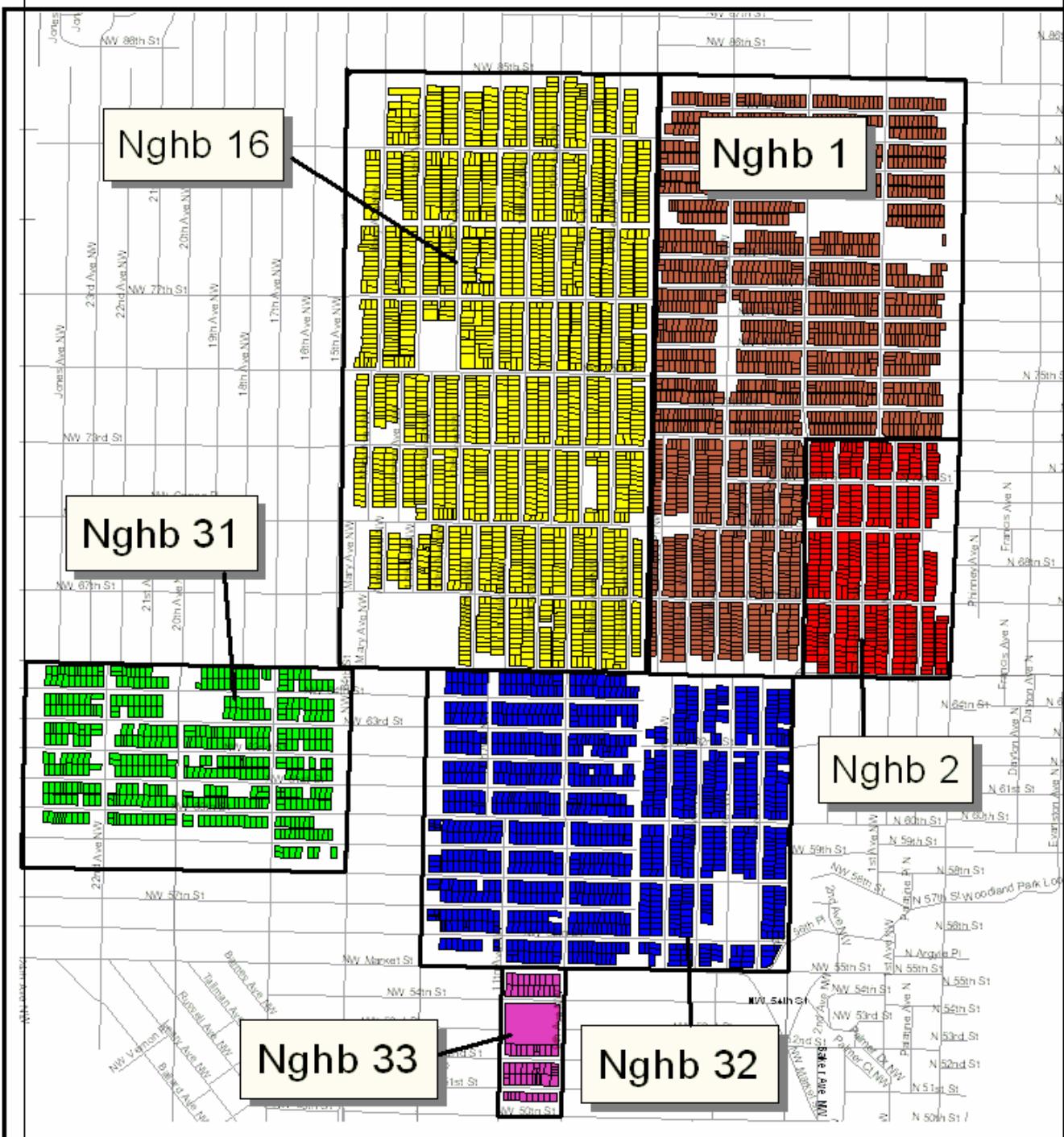
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King County  
Department of Assessments





# Neighborhoods

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/6/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 20, 2005 to test the resultant assessment level using later 2004 sales. There were 19 additional usable sales. The weighted mean dropped from 0.985 to 0.981 for one to three unit residences. These changes are not significant.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change from the improved sales sample, a market adjustment for land values was derived. The formula is:

$$\text{2005 Land Value} = \text{2004 Land Value} \times 1.095, \text{ with the result rounded down to the next \$1,000.}$$

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 631 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built after 1989 with a lot size less than 2,201 square feet and zoned L-1 were at a higher assessment level than other parcels and the formula adjusts these upward less than others. Homes in the west portion of sub area 2 [neighborhood 31] were also at a higher assessment level and the formula adjusts these upward less than others. Duplexes or one unit dwellings with heavy or extreme traffic were at a lower assessment level and were adjusted upward more than others.

The derived adjustment formula is:

$$\begin{aligned} \text{2005 Total Value} = & \text{ 2004 Total Value / } [0.9129562 + (0.03664994 \text{ if located in neighborhood 31}) + \\ & (0.05323809 \text{ if the house was built after 1989, lot size<2,201 s.f., and zoned L-1}) - \\ & (0.05469585 \text{ if the dwelling is a duplex}) - (0.04342423 \text{ if traffic is heavy or extreme and 1 unit dwelling})] \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.095 – 2005 Land Value=New Improvement Value).
  - \*If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value \* 1.095 – 2005 Land Value=New Improvement Value).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 82 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

9.53%

#### Neighborhood 31

**Yes**

% Adjustment

-4.23%

#### Duplex

**Yes**

% Adjustment

6.98%

#### Year Built 1990 - 2004, Lot Size<2,201

**Yes**

s.f., and zoned L-1

-6.04%

#### Heavy or extreme traffic and non-duplex

**Yes**

% Adjustment

5.47%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home located in neighborhood 31 would *approximately* receive a 5.3% upward adjustment (9.53% - 4.23%).

4,231 of the population of 1 to 3 family residences in the area are adjusted by the overall alone. There are 474 sales of this type of property.

459 of the population of 1 to 3 family residences are located in neighborhood 31. There are 72 sales of this type of property.

326 of the population of 1 to 3 family residences are duplexes. There are 28 sales of this type of property.

41 of the population of 1 to 3 family residences are homes built after 1989, with lot size less than 2,201 square feet, and located on L-1 zoned land. There are 17 sales of this type of property.

358 of the population of 1 to 3 family residences are single unit dwellings with heavy or extreme traffic. There are 58 sales of this type of property.

## Area 82 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.985 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	8	0.891	0.983	10.3%	0.878	1.088
6	101	0.912	0.997	9.3%	0.973	1.022
7	432	0.893	0.980	9.7%	0.969	0.991
8	86	0.916	0.995	8.6%	0.973	1.016
9	4	0.905	0.990	9.4%	0.875	1.105
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1909	88	0.899	0.986	9.7%	0.961	1.012
1910-1919	125	0.904	0.991	9.7%	0.967	1.016
1920-1935	216	0.891	0.976	9.6%	0.960	0.992
1936-1949	80	0.887	0.980	10.5%	0.960	1.000
1950-1969	42	0.906	0.994	9.6%	0.955	1.033
1970-1989	28	0.921	1.010	9.6%	0.969	1.051
1990-2004	52	0.927	0.991	6.9%	0.961	1.021
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	347	0.895	0.979	9.3%	0.966	0.991
Good	244	0.902	0.990	9.8%	0.975	1.006
Very Good	40	0.916	1.003	9.4%	0.968	1.037
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	324	0.901	0.987	9.6%	0.974	1.000
1.5	206	0.892	0.980	9.9%	0.963	0.996
2	78	0.908	0.993	9.4%	0.966	1.021
2.5	1	1.060	1.160	9.5%	NA	NA
3	22	0.914	0.959	5.0%	0.913	1.006

## Area 82 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.985 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1-799	58	0.907	0.992	9.3%	0.960	1.024
800-999	147	0.903	0.992	9.8%	0.972	1.012
1000-1399	235	0.896	0.981	9.5%	0.966	0.995
1400-1799	145	0.901	0.983	9.1%	0.962	1.003
1800-2199	30	0.900	0.989	9.9%	0.943	1.035
2200-2599	10	0.875	0.971	11.0%	0.905	1.037
2600-3500	6	0.918	1.001	9.0%	0.907	1.094
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	618	0.900	0.986	9.5%	0.977	0.995
Yes	13	0.864	0.950	9.9%	0.871	1.028
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	631	0.899	0.985	9.5%	0.976	0.994
Yes	0					
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2	200	0.909	0.988	8.8%	0.973	1.004
11	431	0.895	0.983	9.8%	0.972	0.995
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1-2999	84	0.930	1.003	7.8%	0.977	1.029
3000-3999	163	0.896	0.983	9.7%	0.964	1.002
4000-4999	150	0.894	0.982	9.8%	0.965	0.999
5000-5999	218	0.899	0.986	9.6%	0.969	1.002
6000-7999	16	0.858	0.942	9.8%	0.872	1.011
Neighborhood 31	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	559	0.896	0.985	9.9%	0.975	0.995
Yes	72	0.926	0.987	6.6%	0.961	1.012

## Area 82 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.985 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

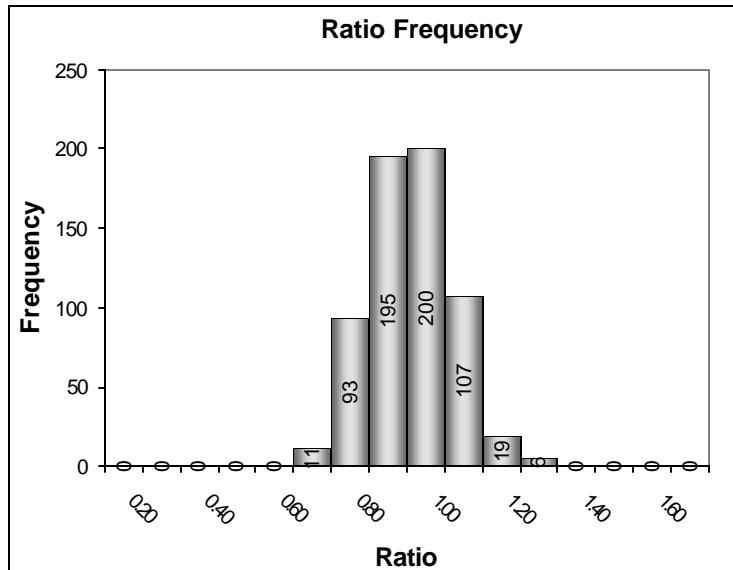
It is difficult to draw valid conclusions when the sales count is low.

Year Built>1989, Lot Size<2201 s.f., and L-1 zoned	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	614	0.898	0.985	9.6%	0.975	0.994
Yes	17	0.960	0.993	3.4%	0.943	1.043
Duplex	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	603	0.901	0.984	9.3%	0.975	0.994
Yes	28	0.872	0.997	14.3%	0.960	1.035
Heavy or extreme traffic and non-duplex	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	573	0.903	0.985	9.1%	0.975	0.994
Yes	58	0.863	0.987	14.4%	0.959	1.015

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> NW / Team - 1	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 2/22/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>East Ballard / Area 82</b>	<b>Appr ID:</b> <b>SELL</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 631 <b>Mean Assessed Value</b> 314,000 <b>Mean Sales Price</b> 349,100 <b>Standard Deviation AV</b> 60.927 <b>Standard Deviation SP</b> 79.678			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.912 <b>Median Ratio</b> 0.909 <b>Weighted Mean Ratio</b> 0.899			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.660 <b>Highest ratio:</b> 1.257 <b>Coefficient of Dispersion</b> 9.83% <b>Standard Deviation</b> 0.110 <b>Coefficient of Variation</b> 12.06% <b>Price Related Differential (PRD)</b> 1.014			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.897 Upper limit 0.923			
<b>95% Confidence: Mean</b> Lower limit 0.904 Upper limit 0.921			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 5302 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.110 <b>Recommended minimum:</b> 19 <b>Actual sample size:</b> 631			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 319 # ratios above mean: 312 Z: 0.279			
<b>Conclusion:</b> Normal*			
*i.e. no evidence of non-normality			



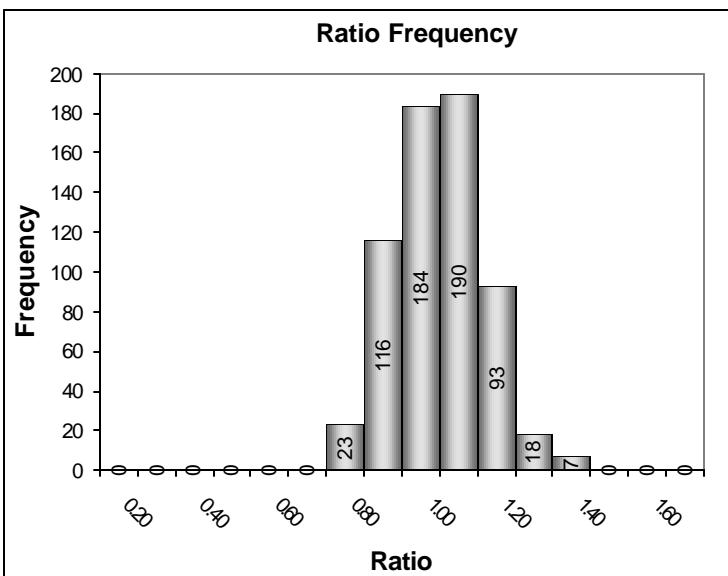
### COMMENTS:

1 to 3 Unit Residences throughout area 82 .

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> NW / Team - 1	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 2/22/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> East Ballard / Area 82	<b>Appr ID:</b> SELL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	631		
<b>Mean Assessed Value</b>	343,800		
<b>Mean Sales Price</b>	349,100		
<b>Standard Deviation AV</b>	66,633		
<b>Standard Deviation SP</b>	79,678		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	0.997		
<b>Weighted Mean Ratio</b>	0.985		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.723		
<b>Highest ratio:</b>	1.373		
<b>Coefficient of Dispersion</b>	9.59%		
<b>Standard Deviation</b>	0.118		
<b>Coefficient of Variation</b>	11.84%		
<b>Price Related Differential (PRD)</b>	1.014		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.982		
<i>Upper limit</i>	1.012		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.989		
<i>Upper limit</i>	1.008		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5302		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.118		
<b>Recommended minimum:</b>	22		
<b>Actual sample size:</b>	631		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	317		
# ratios above mean:	314		
<i>Z:</i>	0.119		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 82 .

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	276790	0700	3/25/04	\$315,000	1260	0	5	1905	4	5000	N	N	5719 11TH AV NW
2	276810	0671	8/10/04	\$239,950	580	0	6	1947	3	2210	N	N	5507 9TH AV NW
2	276760	2170	4/22/04	\$230,000	700	0	6	1913	4	4750	N	N	1527 NW 62ND ST
2	276760	1205	10/23/03	\$255,000	710	0	6	1907	3	5000	N	N	2037 NW 64TH ST
2	276960	1920	1/3/03	\$224,500	720	0	6	1910	4	4000	N	N	6248 7TH AV NW
2	276960	2285	7/12/04	\$278,750	740	0	6	1906	3	5000	N	N	6218 6TH AV NW
2	276760	0565	9/11/03	\$235,000	750	0	6	1905	4	5000	N	N	1512 NW 64TH ST
2	276770	4190	3/26/04	\$225,000	750	0	6	1903	4	5000	N	N	1132 NW 62ND ST
2	276780	0125	6/28/04	\$198,000	760	0	6	1908	3	3400	N	N	5810 7TH AV NW
2	276810	0715	12/1/04	\$305,000	770	0	6	1928	4	3300	N	N	936 NW MARKET ST
2	276800	0125	9/12/03	\$342,000	780	300	6	1925	4	4000	N	N	5620 7TH AV NW
2	276960	1215	12/17/03	\$299,950	800	0	6	1920	4	5000	N	N	6029 7TH AV NW
2	276770	4055	7/31/03	\$273,000	800	0	6	1906	3	5000	N	N	1123 NW 64TH ST
2	276830	1485	9/25/03	\$255,000	800	0	6	1911	4	2475	N	N	941 NW 51ST ST
2	276760	4505	2/3/04	\$245,000	840	0	6	1907	4	4500	N	N	1523 NW 59TH ST
2	276960	1304	1/24/03	\$239,500	850	0	6	1904	4	3915	N	N	6122 8TH AV NW
2	276810	0625	2/26/03	\$256,000	890	0	6	1900	3	5000	N	N	937 NW 56TH ST
2	276960	0180	5/28/03	\$241,000	930	0	6	1905	4	5000	Y	N	6046 4TH AV NW
2	276780	0080	2/20/03	\$326,000	930	400	6	1924	4	5000	N	N	5833 7TH AV NW
2	276830	1500	10/7/03	\$227,000	990	0	6	1911	4	2550	N	N	937 NW 51ST ST
2	276760	3050	8/6/03	\$305,000	1010	0	6	1900	4	5000	N	N	2010 NW 60TH ST
2	276760	0246	10/19/04	\$295,000	1110	0	6	1904	4	3282	N	N	2113 NW 65TH ST
2	276760	0930	11/9/04	\$306,000	1170	0	6	1901	3	5000	N	N	1541 NW 64TH ST
2	276760	2355	11/9/04	\$301,000	1170	0	6	1903	2	4650	N	N	1728 NW 61ST ST
2	045200	1675	6/6/03	\$305,000	1290	0	6	1910	3	5000	N	N	943 NW 64TH ST
2	276760	0235	6/23/03	\$295,000	1370	0	6	1900	3	3900	N	N	6414 22ND AV NW
2	045200	1320	11/23/04	\$342,500	1440	0	6	1905	4	5000	N	N	836 NW 64TH ST
2	276760	1190	3/1/04	\$290,000	1540	0	6	1906	3	5000	N	N	2051 NW 64TH ST
2	276760	1145	5/5/04	\$361,000	1580	0	6	1900	4	5000	N	N	1736 NW 63RD ST
2	276760	2995	8/28/03	\$330,000	1960	0	6	1900	4	5000	N	N	2045 NW 61ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	276770	4156	7/22/04	\$306,000	720	0	7	1921	3	2500	N	N	6211 11TH AV NW
2	276760	3510	3/10/03	\$260,000	770	0	7	1922	4	5000	N	N	1737 NW 60TH ST
2	276810	0545	11/10/04	\$302,500	780	0	7	1944	3	3135	N	N	1103 NW 56TH ST
2	045200	0945	5/11/04	\$288,600	800	0	7	1944	3	3900	N	N	803 NW 64TH ST
2	276800	0290	10/19/04	\$355,000	810	0	7	1906	4	3300	N	N	5630 6TH AV NW
2	012300	0035	8/15/03	\$312,500	810	0	7	1914	3	5000	N	N	913 NW 62ND ST
2	276960	1930	11/14/03	\$338,000	810	360	7	1926	4	5000	N	N	6246 7TH AV NW
2	276820	0085	9/22/04	\$347,150	820	150	7	1926	3	5000	N	N	5512 7TH AV NW
2	276770	4590	11/22/04	\$341,000	830	220	7	1940	4	5000	N	N	1132 NW 60TH ST
2	276960	0645	10/15/04	\$290,000	840	0	7	1928	3	2970	N	N	509 NW 62ND ST
2	276830	0010	7/25/03	\$269,900	840	0	7	1943	3	5000	N	N	939 NW MARKET ST
2	276790	0100	7/8/03	\$359,950	840	840	7	1941	5	5000	N	N	808 NW 58TH ST
2	276760	1125	10/17/03	\$349,950	860	0	7	1920	3	5000	N	N	1716 NW 63RD ST
2	276790	0800	5/19/04	\$307,000	860	0	7	1906	5	5000	N	N	917 NW 58TH ST
2	276960	0515	5/28/04	\$366,000	870	630	7	1925	4	3737	N	N	6002 5TH AV NW
2	276790	0065	5/13/04	\$330,000	870	0	7	1942	3	4000	N	N	821 NW 59TH ST
2	276960	1940	5/15/03	\$260,000	870	0	7	1939	3	6200	N	N	6240 7TH AV NW
2	276800	0445	2/11/04	\$300,000	880	0	7	1922	4	4700	Y	N	5615 3RD AV NW
2	276770	4550	6/1/04	\$250,000	890	0	7	1928	3	5000	N	N	1107 NW 61ST ST
2	276960	2110	7/20/04	\$355,000	900	0	7	1908	4	5000	N	N	6221 5TH AV NW
2	276760	1695	8/18/03	\$305,000	900	0	7	1906	5	5000	N	N	2213 NW 63RD ST
2	045200	1450	9/29/03	\$279,700	910	0	7	1906	4	4000	N	N	919 NW 65TH ST
2	276800	0450	1/13/03	\$279,000	920	100	7	1912	3	3102	Y	N	5619 3RD AV NW
2	045200	1120	8/25/04	\$330,000	920	0	7	1927	3	4950	N	N	861 NW 65TH ST
2	276790	0780	8/21/03	\$345,000	920	0	7	1926	4	5000	N	N	937 NW 58TH ST
2	276820	0140	9/30/04	\$399,500	940	440	7	1925	4	4000	N	N	5510 6TH AV NW
2	276820	0140	2/24/04	\$360,000	940	440	7	1925	4	4000	N	N	5510 6TH AV NW
2	276800	0410	3/28/03	\$302,000	950	0	7	1994	3	4000	N	N	5618 4TH AV NW
2	276780	0280	5/28/03	\$295,000	950	580	7	1920	4	4700	N	N	5838 5TH AV NW
2	276800	0065	9/24/04	\$428,000	970	600	7	1925	4	5000	N	N	5619 7TH AV NW
2	045200	1240	5/15/03	\$269,950	970	0	7	1926	4	3880	N	N	802 NW 64TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	276760	2935	4/29/03	\$265,500	970	0	7	1924	3	4750	N	N	2212 NW 60TH ST
2	276760	3455	7/1/04	\$285,000	970	210	7	1926	4	3772	N	N	1542 NW 59TH ST
2	276770	5010	6/21/04	\$365,000	980	480	7	1910	4	5000	N	N	914 NW 59TH ST
2	276760	0135	10/8/03	\$273,000	990	0	7	1990	3	2693	N	N	2323 NW 65TH ST
2	276760	1800	8/7/03	\$354,950	1000	800	7	1930	3	5000	N	N	2025 NW 63RD ST
2	276760	3180	10/18/04	\$305,500	1000	200	7	1924	5	2320	N	N	1708 NW 60TH ST
2	276780	0400	4/23/04	\$372,000	1010	0	7	1910	4	3800	Y	N	5808 4TH AV NW
2	276960	2870	10/8/04	\$421,000	1010	0	7	1915	4	5000	N	N	6216 4TH AV NW
2	276830	0079	9/29/04	\$327,000	1010	200	7	1943	3	4500	N	N	914 NW 54TH ST
2	012300	0055	9/22/03	\$360,000	1020	360	7	1912	4	3737	N	N	907 NW 62ND ST
2	276760	0136	4/15/04	\$282,000	1020	150	7	1922	5	2703	N	N	2319 NW 65TH ST
2	276780	0185	8/24/04	\$450,000	1040	400	7	1918	4	5000	N	N	5842 6TH AV NW
2	276800	0250	12/28/03	\$365,000	1050	260	7	1911	4	3700	N	N	5637 6TH AV NW
2	276760	3430	8/14/03	\$305,000	1050	340	7	1926	4	3772	N	N	1518 NW 59TH ST
2	276810	0040	7/16/03	\$252,450	1050	0	7	1907	4	5000	N	N	915 NW 57TH ST
2	012300	0180	6/24/04	\$415,500	1060	1060	7	1912	4	3737	N	N	907 NW 61ST ST
2	276760	0420	8/26/04	\$304,950	1060	300	7	1916	4	3619	N	N	1701 NW 65TH ST
2	276760	1010	7/29/04	\$282,500	1060	0	7	1910	4	5000	N	N	1532 NW 63RD ST
2	276790	0725	2/5/03	\$266,600	1060	0	7	1905	5	5000	N	N	1124 NW 57TH ST
2	276800	0460	9/28/04	\$310,000	1090	350	7	1915	4	3196	N	N	5627 3RD AV NW
2	276800	0240	8/21/03	\$305,000	1090	0	7	1914	3	3750	N	N	5633 6TH AV NW
2	045200	1380	5/24/04	\$325,000	1100	300	7	1912	3	5000	N	N	1027 NW 65TH ST
2	276760	0935	11/19/03	\$381,000	1110	0	7	1919	4	5000	N	N	1535 NW 64TH ST
2	099900	0135	6/8/04	\$400,000	1120	600	7	1942	3	3700	N	N	955 NW 61ST ST
2	276760	3361	6/25/04	\$369,000	1120	170	7	1926	3	3772	N	N	1551 NW 60TH ST
2	276770	4850	2/6/04	\$316,000	1120	0	7	1924	4	5000	N	N	1131 NW 60TH ST
2	276960	1975	9/24/04	\$292,500	1130	0	7	1985	3	2500	N	N	6220 7TH AV NW
2	276760	2036	7/23/04	\$319,500	1130	0	7	1910	4	3900	N	N	6216 17TH AV NW
2	276830	0100	3/26/04	\$386,653	1140	400	7	1928	4	5000	N	N	932 NW 54TH ST
2	276790	0970	7/20/04	\$364,000	1140	230	7	1928	4	4000	N	N	813 NW 58TH ST
2	276760	1795	1/23/04	\$373,000	1150	790	7	1946	3	5000	N	N	2029 NW 63RD ST

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2	045200	0250	10/12/04	\$355,000	1150	0	7	1928	4	3515	N	N	856 NW 60TH ST
2	276960	0780	9/2/03	\$297,100	1160	400	7	1928	4	3737	N	N	6028 6TH AV NW
2	276760	3355	9/15/03	\$263,000	1170	0	7	1945	2	3510	N	N	6006 17TH AV NW
2	276770	4870	6/8/04	\$387,500	1180	460	7	1941	3	5000	N	N	1111 NW 60TH ST
2	045200	1110	7/20/04	\$328,000	1190	0	7	1980	3	4950	N	N	867 NW 65TH ST
2	276960	2310	4/22/03	\$345,000	1200	800	7	1929	4	3500	N	N	510 NW 62ND ST
2	276760	2375	9/12/03	\$255,000	1200	0	7	1900	4	4650	N	N	1748 NW 61ST ST
2	276760	0780	3/10/03	\$325,000	1210	220	7	1906	4	5000	N	N	1116 NW 64TH ST
2	045200	1280	7/21/04	\$325,000	1240	0	7	1909	4	5000	N	N	816 NW 64TH ST
2	276830	0110	6/3/04	\$329,500	1250	0	7	1902	4	5000	N	N	940 NW 54TH ST
2	045200	1860	9/15/04	\$335,000	1260	0	7	1987	3	2500	N	N	946 NW 63RD ST
2	930730	0110	4/22/04	\$327,000	1260	0	7	1926	4	4100	N	N	832 NW MARKET ST
2	045200	0140	11/15/04	\$345,000	1280	0	7	1944	3	5795	N	N	800 NW 60TH ST
2	276780	0200	5/26/04	\$367,000	1280	0	7	1944	3	5000	N	N	5828 6TH AV NW
2	276960	2860	6/4/04	\$390,000	1280	1010	7	1900	4	5000	N	N	6222 4TH AV NW
2	276760	0160	8/12/03	\$260,000	1280	0	7	1910	4	4182	N	N	2213 NW 65TH ST
2	276760	0510	11/19/04	\$284,000	1290	0	7	1945	3	5335	N	N	1603 NW 65TH ST
2	276760	1005	4/29/04	\$290,000	1290	130	7	1910	4	5000	N	N	1526 NW 63RD ST
2	276800	0470	10/17/03	\$350,000	1300	0	7	1930	3	4230	Y	N	5629 3RD AV NW
2	276760	2906	4/29/04	\$333,000	1300	0	7	1990	3	2374	N	N	2219 NW 61ST ST
2	276760	0380	10/20/03	\$325,000	1300	400	7	1925	4	4700	N	N	1817 NW 65TH ST
2	276760	0790	6/16/03	\$319,950	1300	0	7	1908	4	5000	N	N	1126 NW 64TH ST
2	276760	3166	6/30/03	\$303,500	1300	290	7	1938	4	2918	N	N	6017 17TH AV NW
2	276960	1828	11/25/03	\$300,000	1310	0	7	1900	5	3500	N	N	6241 6TH AV NW
2	276760	3535	3/3/03	\$285,000	1310	0	7	1901	4	5000	N	N	1713 NW 60TH ST
2	276800	0275	3/25/03	\$381,000	1330	300	7	1912	5	5000	N	N	5642 6TH AV NW
2	276790	0340	7/27/04	\$278,000	1340	0	7	1910	1	5000	N	N	1114 NW 58TH ST
2	930730	0280	2/12/04	\$340,500	1350	0	7	1926	3	4100	N	N	824 NW 56TH ST
2	276760	3755	8/15/03	\$320,000	1350	0	7	1910	3	4700	N	N	2247 NW 60TH ST
2	045200	0622	9/24/03	\$300,000	1360	0	7	2001	3	2050	N	N	831 B NW 63RD ST
2	930730	0040	7/19/04	\$360,000	1380	0	7	1926	4	4100	N	N	823 NW 56TH ST

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2	276760	2900	4/29/03	\$312,000	1380	680	7	1917	4	4750	N	N	2223 NW 61ST ST
2	012300	0255	11/23/04	\$448,500	1400	0	7	1915	3	3300	N	N	926 NW 60TH ST
2	012300	0255	4/1/04	\$283,000	1400	0	7	1915	3	3300	N	N	926 NW 60TH ST
2	930730	0250	6/2/03	\$349,000	1410	600	7	1920	5	3366	N	N	800 NW 56TH ST
2	276960	2830	6/25/04	\$425,000	1430	0	7	1925	4	4000	N	N	6232 4TH AV NW
2	276760	1691	7/2/04	\$406,000	1430	480	7	2004	3	2151	N	N	2219 NW 63RD ST
2	276760	1740	6/13/03	\$353,000	1440	0	7	1912	5	5000	N	N	2232 NW 62ND ST
2	276760	0335	8/22/03	\$319,500	1440	0	7	1902	5	5000	N	N	2044 NW 64TH ST
2	276760	3215	4/28/04	\$315,000	1450	0	7	2003	5	2400	N	N	1740 NW 60TH ST
2	045200	0620	8/25/04	\$346,000	1460	0	7	2001	3	1426	N	N	831 A NW 63RD ST
2	276760	0745	3/24/04	\$310,000	1460	160	7	1906	3	5000	N	N	1117 NW 65TH ST
2	276760	1110	10/21/03	\$310,000	1480	0	7	1906	3	5000	N	N	1704 NW 63RD ST
2	276760	3470	3/28/03	\$329,000	1490	0	7	1926	4	3956	N	N	1554 NW 59TH ST
2	276760	0445	3/24/04	\$325,000	1500	0	7	1952	3	5000	N	N	1720 NW 64TH ST
2	045200	1665	4/6/04	\$374,000	1510	0	7	1953	4	3737	N	N	949 NW 64TH ST
2	276800	0185	12/15/03	\$340,000	1510	0	7	1927	3	4040	N	N	5605 6TH AV NW
2	276780	0006	2/10/03	\$265,000	1590	0	7	1906	4	7000	N	N	5914 8TH AV NW
2	276790	0295	2/19/04	\$390,000	1600	0	7	1908	5	5500	N	N	1125 NW 59TH ST
2	276760	2400	7/19/04	\$421,000	1660	0	7	1920	4	3162	N	N	1770 NW 61ST ST
2	930730	0025	12/18/03	\$383,000	1660	0	7	1926	4	4100	N	N	835 NW 56TH ST
2	276760	3175	7/10/03	\$358,000	1720	0	7	1964	3	4750	N	N	6001 17TH AV NW
2	276800	0380	4/15/03	\$355,000	1730	120	7	1952	4	5000	N	N	315 NW 58TH ST
2	276760	3045	3/27/03	\$439,500	1800	700	7	1900	5	7800	N	N	2002 NW 60TH ST
2	045200	1975	11/26/03	\$315,000	1830	140	7	1995	3	5000	N	N	915 NW 63RD ST
2	045200	0090	5/24/04	\$387,515	1860	200	7	1915	4	4750	N	N	817 NW 61ST ST
2	276760	2140	7/18/03	\$325,000	1880	0	7	1900	4	3510	N	N	6206 17TH AV NW
2	045200	1170	10/17/03	\$409,500	1940	0	7	1925	4	4158	N	N	827 NW 65TH ST
2	276760	2540	10/22/03	\$421,700	1960	0	7	1908	4	5000	N	N	2243 NW 62ND ST
2	276830	1218	11/21/03	\$305,000	1980	0	7	1996	3	1873	N	N	920 NW 51ST ST
2	045200	1810	4/22/04	\$420,000	2070	0	7	1906	5	5000	N	N	922 NW 63RD ST
2	276760	0735	3/28/03	\$375,000	2370	0	7	1906	4	5000	N	N	1127 NW 65TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	276760	3135	8/10/04	\$380,000	2570	0	7	1975	3	4750	N	N	1737 NW 61ST ST
2	930730	0380	4/22/04	\$382,000	890	100	8	1931	4	4800	N	N	824 NW 57TH ST
2	930730	0370	6/23/03	\$390,000	940	0	8	1931	4	4800	N	N	830 NW 57TH ST
2	930730	0180	2/11/03	\$375,000	990	250	8	1930	4	4800	N	N	829 NW 57TH ST
2	276760	1667	7/27/04	\$378,000	1030	280	8	2004	3	2500	N	N	2243 A NW 63RD ST
2	276760	1667	8/23/04	\$375,000	1030	280	8	2004	3	2500	N	N	2243 A NW 63RD ST
2	276960	0065	3/15/04	\$439,000	1140	780	8	1952	3	4950	Y	N	6021 3RD AV NW
2	276830	1182	9/15/03	\$292,000	1230	0	8	2003	3	1613	N	N	919 C NW 52ND ST
2	276780	0365	11/15/04	\$425,000	1280	300	8	1952	3	5000	N	N	5842 4TH AV NW
2	276810	0216	7/13/04	\$297,000	1390	0	8	2001	3	1890	N	N	1146 NW 56TH ST
2	276810	0217	4/14/04	\$269,950	1390	0	8	2001	3	1520	N	N	1148 NW 56TH ST
2	276770	4832	3/10/03	\$290,000	1440	0	8	2002	3	1546	N	N	5918 14TH AV NW
2	276770	4830	2/20/03	\$292,872	1440	0	8	2002	3	2060	N	N	5912 14TH AV NW
2	276770	4831	3/3/03	\$284,000	1440	0	8	2002	3	1547	N	N	5916 14TH AV NW
2	276770	4834	2/19/03	\$281,000	1440	0	8	2002	3	1516	N	N	1155 NW 60TH ST
2	276770	4836	4/28/03	\$279,950	1440	0	8	2002	3	1515	N	N	1157 NW 60TH ST
2	276770	4833	3/4/03	\$289,950	1440	0	8	2002	3	2022	N	N	1153 NW 60TH ST
2	276960	1035	7/24/03	\$459,000	1530	400	8	1916	5	5000	N	N	6046 7TH AV NW
2	276830	1180	8/28/03	\$299,950	1530	0	8	2003	3	2051	N	N	919 A NW 52ND ST
2	276760	3251	10/1/03	\$349,950	1550	0	8	2003	3	1688	N	N	1555 NW 61ST ST
2	276760	3252	11/4/03	\$349,950	1550	0	8	2003	3	1780	N	N	1555 NW 61ST ST
2	276760	3253	10/20/03	\$348,500	1550	0	8	2003	3	2023	N	N	1555 NW 61ST ST
2	276760	3240	4/2/03	\$400,000	1580	600	8	1921	4	4750	N	N	1766 NW 60TH ST
2	276830	1181	8/24/03	\$299,950	1610	0	8	2003	3	1330	N	N	919 B NW 52ND ST
2	276770	5110	10/14/03	\$465,000	1620	180	8	2001	3	5000	N	N	818 NW 59TH ST
2	276760	1120	3/27/03	\$361,000	1630	0	8	1920	3	5000	N	N	1712 NW 63RD ST
2	276760	1370	3/11/03	\$400,000	1720	1070	8	1967	3	5000	N	N	6301 22ND AV NW
2	276760	0950	6/25/03	\$331,350	1720	0	8	1954	3	5000	N	N	1521 NW 64TH ST
2	276960	0840	5/27/04	\$457,500	1750	1210	8	1963	3	3500	N	N	514 NW 60TH ST
2	276760	0455	3/24/04	\$530,000	1760	1180	8	1968	3	5000	N	N	1730 NW 64TH ST
2	276760	2890	5/13/04	\$369,000	1760	0	8	1998	3	2375	N	N	2235 NW 61ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	276760	2105	6/10/04	\$495,000	1770	890	8	1963	3	5000	N	N	1516 NW 62ND ST
2	276760	1785	5/22/03	\$385,000	1780	950	8	1967	3	5000	N	N	2039 NW 63RD ST
2	276760	3214	8/27/03	\$339,950	1790	0	8	2003	3	2350	N	N	1740 NW 60TH ST
2	276760	2620	1/2/03	\$375,000	1810	940	8	1968	3	5000	N	N	2236 NW 61ST ST
2	276760	2040	4/26/04	\$530,000	1840	860	8	1959	3	5000	N	N	1547 NW 63RD ST
2	276760	2225	8/23/04	\$559,000	1870	890	8	1965	3	4750	N	N	1526 NW 61ST ST
2	276960	1105	10/29/03	\$490,000	1900	1010	8	1976	3	7500	N	N	6014 7TH AV NW
2	276760	3130	2/13/04	\$470,000	1910	0	8	1903	4	4750	N	N	1743 NW 61ST ST
2	276790	0755	5/3/04	\$500,000	1930	1240	8	1961	3	5000	N	N	1144 NW 57TH ST
2	276780	0450	8/20/04	\$384,000	1950	0	8	1925	4	4750	Y	N	5843 3RD AV NW
2	276760	3675	3/14/03	\$393,000	2220	0	8	1972	4	3900	N	N	5911 20TH AV NW
2	276770	4580	8/16/04	\$570,000	2260	1000	8	2004	3	5000	N	N	1122 NW 60TH ST
2	276960	2265	8/27/04	\$449,950	2350	0	8	1979	3	5000	N	N	6220 6TH AV NW
2	276760	1185	8/28/03	\$435,000	2550	0	8	1977	3	5000	N	N	6314 22ND AV NW
2	276960	0965	11/7/03	\$399,000	2600	0	8	1966	3	5000	N	N	6041 6TH AV NW
2	276760	2406	11/17/03	\$555,000	3160	0	8	1989	3	5000	N	N	6112 22ND AV NW
2	276760	1280	8/15/03	\$530,000	3160	0	8	1989	3	5000	N	N	2034 NW 63RD ST
2	276770	4875	5/6/03	\$556,000	2750	0	9	2002	3	5000	N	N	5917 11TH AV NW
11	287710	0650	12/30/03	\$185,000	510	0	5	1914	3	2500	N	N	6538 SYCAMORE AV NW
11	046100	2300	5/24/03	\$197,000	590	0	5	1947	3	2750	N	N	7359 ALONZO AV NW
11	287710	0665	6/25/03	\$278,000	600	0	5	1919	3	5000	Y	N	6530 SYCAMORE AV NW
11	164650	0800	8/16/04	\$295,000	650	0	5	1910	4	3000	N	N	147 N 78TH ST
11	162380	0275	6/20/03	\$228,500	730	0	5	1916	4	4000	N	N	649 NW 74TH ST
11	046100	2535	10/13/03	\$250,000	870	0	5	1907	5	3500	N	N	7340 MARY AV NW
11	291970	0350	8/12/04	\$276,000	990	0	5	1900	4	3840	N	N	633 NW 84TH ST
11	937630	1140	10/4/04	\$225,000	510	0	6	1942	3	4500	N	N	8341 10TH AV NW
11	937630	1140	7/13/04	\$200,000	510	0	6	1942	3	4500	N	N	8341 10TH AV NW
11	164650	2355	11/11/04	\$333,000	530	0	6	1914	4	4120	N	N	123 NW 77TH ST
11	046100	4245	3/29/04	\$261,000	530	0	6	1907	3	2300	N	N	1110 NW 70TH ST
11	162380	0295	11/4/03	\$260,000	620	170	6	1916	3	3000	N	N	641 NW 74TH ST
11	164650	0525	9/2/04	\$300,000	630	0	6	1920	3	2400	N	N	151 N 77TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	937630	2145	9/16/04	\$250,000	650	0	6	1907	3	6500	N	N	8038 10TH AV NW
11	045800	0240	5/3/03	\$212,000	650	0	6	1923	3	5715	N	N	8057 14TH AV NW
11	751900	2590	3/28/03	\$221,500	660	150	6	1909	3	5150	N	N	611 NW 76TH ST
11	291920	0080	8/28/03	\$300,500	670	400	6	1905	4	3950	N	N	100 NW 84TH ST
11	045800	0270	8/10/03	\$274,500	670	110	6	1926	3	5080	N	N	8035 14TH AV NW
11	202870	1000	5/7/04	\$299,950	690	190	6	1921	3	4240	N	N	6517 DIBBLE AV NW
11	202870	0875	11/22/04	\$190,000	690	0	6	1905	3	2650	N	N	6546 9TH AV NW
11	291920	0735	2/21/03	\$234,950	710	0	6	1910	4	3819	N	N	146 N 80TH ST
11	430570	0050	10/5/04	\$351,450	720	0	6	1935	4	5190	N	N	7727 12TH AV NW
11	291920	0210	5/2/03	\$260,000	720	0	6	1916	4	2880	N	N	115 NW 84TH ST
11	164650	0790	8/13/03	\$240,000	720	0	6	1911	3	3090	N	N	143 N 78TH ST
11	162330	1075	6/20/03	\$252,000	720	0	6	1926	4	3000	N	N	331 NW 75TH ST
11	751900	0160	5/23/03	\$278,950	730	0	6	1920	3	4017	N	N	339 NW 76TH ST
11	287710	3651	12/2/04	\$297,000	750	0	6	1909	3	3750	N	N	6723 PALATINE AV N
11	162380	0345	2/21/03	\$267,000	760	0	6	1907	3	3000	N	N	611 NW 74TH ST
11	287710	2570	11/15/04	\$302,000	770	300	6	1906	3	5000	N	N	6738 5TH AV NW
11	287710	4191	2/28/03	\$274,000	770	0	6	1922	3	2000	N	N	7006 1ST AV NW
11	424040	0075	3/6/03	\$263,000	770	300	6	1926	3	3860	N	N	7752 14TH AV NW
11	162380	0180	1/28/03	\$222,500	780	0	6	1901	3	3000	N	N	622 NW 74TH ST
11	291970	0765	8/18/03	\$279,000	780	240	6	1921	4	4800	N	N	630 NW 82ND ST
11	164650	1255	11/2/04	\$354,340	790	0	6	1911	3	4160	N	N	116 NW 79TH ST
11	162380	0065	6/24/04	\$250,000	800	0	6	1916	4	3000	N	N	637 NW 75TH ST
11	288010	0815	8/27/03	\$290,000	810	220	6	1962	4	2500	N	N	6529 7TH AV NW
11	288010	0815	2/24/03	\$236,000	810	220	6	1962	4	2500	N	N	6529 7TH AV NW
11	751900	1975	12/23/03	\$319,950	820	530	6	1926	3	3860	N	N	622 NW 76TH ST
11	751900	1910	4/29/03	\$313,000	820	0	6	1919	4	5150	N	N	611 NW 78TH ST
11	291970	0125	4/5/04	\$269,900	820	170	6	1916	4	2900	N	N	8409 6TH AV NW
11	200070	0426	3/18/03	\$230,000	820	0	6	1916	3	2790	N	N	207 N 73RD ST
11	288010	1160	10/7/03	\$299,000	820	0	6	1925	2	3720	N	N	6548 7TH AV NW
11	291920	0670	7/9/03	\$291,000	840	0	6	1913	3	3840	N	N	119 N 81ST ST
11	291970	2275	5/22/03	\$234,500	840	0	6	1957	3	2400	N	N	319 NW 84TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
11	287710	2345	8/12/03	\$360,000	850	400	6	1915	4	5000	N	N	6730 6TH AV NW	
11	751900	1321	3/25/03	\$265,000	850	340	6	1926	4	2350	N	N	7906 8TH AV NW	
11	291920	0480	9/8/04	\$290,000	860	180	6	1910	3	3840	N	N	156 NW 82ND ST	
11	046100	2345	12/3/04	\$336,000	860	400	6	1903	4	6300	N	N	7337 ALONZO AV NW	
11	291970	2635	6/24/03	\$279,950	860	150	6	1923	3	4090	N	N	310 NW 84TH ST	
11	164650	1555	2/18/04	\$346,000	890	550	6	1915	3	4635	N	N	132 NW 78TH ST	
11	230140	0185	10/28/03	\$321,000	890	0	6	1920	3	3500	N	N	7221 1ST AV NW	
11	751900	0700	6/7/04	\$367,500	900	580	6	1924	4	3605	N	N	309 NW 78TH ST	
11	164650	1535	5/9/03	\$347,500	910	0	6	1913	3	3090	N	N	118 NW 78TH ST	
11	292270	0305	6/1/04	\$325,000	910	250	6	1922	4	4700	N	N	8337 DIBBLE AV NW	
11	046100	4230	2/5/04	\$291,100	910	120	6	1924	3	5000	N	N	7007 11TH AV NW	
11	751900	2515	1/7/04	\$280,000	910	0	6	1927	4	3860	N	N	647 NW 76TH ST	
11	291920	0255	8/29/03	\$226,000	910	0	6	1912	4	3840	N	N	112 NW 83RD ST	
11	164650	1600	4/10/03	\$272,500	920	0	6	1926	3	3060	N	N	7812 3RD AV NW	
11	164650	1401	9/16/03	\$271,057	920	180	6	1941	3	5200	N	N	141 NW 80TH ST	
11	291970	0260	5/24/04	\$265,000	920	0	6	1909	3	5670	N	N	642 NW 84TH ST	
11	287710	3510	9/9/03	\$304,500	920	0	6	1912	3	3333	N	N	6750 SYCAMORE AV NW	
11	164650	1320	9/2/04	\$371,500	940	0	6	1922	3	5200	N	N	7906 3RD AV NW	
11	287710	3060	9/17/04	\$381,000	940	80	6	1920	4	5000	N	N	6732 3RD AV NW	
11	287710	2731	9/2/04	\$350,000	960	0	6	1915	3	3860	N	N	6745 3RD AV NW	
11	751900	1900	8/18/04	\$326,500	960	0	6	1939	4	5150	N	N	615 NW 78TH ST	
11	751900	1000	6/11/03	\$380,000	970	60	6	1923	4	3848	N	N	320 NW 79TH ST	
11	751900	2230	1/29/03	\$256,000	975	600	6	1920	4	5150	N	N	626 NW 75TH ST	
11	200070	0430	4/27/04	\$382,000	990	0	6	1911	3	2790	N	N	203 N 73RD ST	
11	164650	2256	5/11/04	\$344,000	1000	0	6	1925	3	3510	N	N	7610 3RD AV NW	
11	202870	0435	3/23/04	\$325,000	1010	0	6	1913	3	5035	N	N	6708 DIBBLE AV NW	
11	672870	0035	3/5/04	\$325,000	1030	0	6	1920	5	4095	N	N	7015 6TH AV NW	
11	758920	0149	8/21/03	\$299,950	1032	0	6	1951	4	5350	N	N	8332 MARY AV NW	
11	162380	0215	6/18/03	\$279,000	1050	0	6	1907	3	3000	N	N	644 NW 74TH ST	
11	291920	0600	8/3/04	\$296,500	1050	0	6	1910	4	3840	N	N	132 NW 81ST ST	
11	046100	3495	10/9/03	\$270,000	1140	0	6	1906	4	5250	N	N	7012 ALONZO AV NW	

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	046100	4220	8/12/03	\$295,000	1230	0	6	1907	3	5000	N	N	7015 11TH AV NW
11	288010	0350	7/18/03	\$298,000	1260	0	6	1928	3	4000	N	N	6742 CLEOPATRA PL NW
11	751900	1240	4/30/03	\$349,950	1340	300	6	1940	4	5200	N	N	618 NW 79TH ST
11	288010	0780	5/19/04	\$355,000	1430	0	6	1910	4	7200	N	N	6517 7TH AV NW
11	292170	0035	4/13/04	\$356,000	1680	0	6	1998	4	3240	N	N	8344 14TH AV NW
11	751900	0735	9/3/03	\$347,000	1740	0	6	1916	3	5150	N	N	306 NW 78TH ST
11	200120	0050	3/3/03	\$335,500	580	580	7	1926	4	4000	N	N	137 NW 75TH ST
11	530910	0855	3/24/04	\$316,000	690	0	7	1924	3	5145	N	N	6527 11TH AV NW
11	202870	0111	5/1/03	\$245,000	720	0	7	1924	3	3710	N	N	827 NW 70TH ST
11	937630	1520	6/26/03	\$272,500	730	610	7	1928	3	5000	N	N	7728 11TH AV NW
11	046100	1585	10/13/04	\$386,000	740	600	7	1912	4	5000	N	N	7333 12TH AV NW
11	288010	0705	11/16/04	\$284,000	780	0	7	1947	4	2870	N	N	6541 CLEOPATRA PL NW
11	758970	0065	4/10/03	\$301,000	780	250	7	1941	3	4598	N	N	1215 NW 83RD ST
11	046100	4405	6/10/04	\$255,500	780	0	7	1926	4	5000	N	N	7051 10TH AV NW
11	530910	0515	7/29/04	\$400,000	790	790	7	1910	4	4160	N	N	6756 11TH AV NW
11	046100	5065	9/3/03	\$300,000	790	120	7	1944	3	5000	N	N	7029 DIBBLE AV NW
11	287710	3521	2/25/04	\$335,000	790	0	7	1914	3	4333	N	N	6742 SYCAMORE AV NW
11	424040	0015	8/13/03	\$270,000	790	160	7	1925	3	5461	N	N	7734 14TH AV NW
11	291970	0960	11/17/03	\$301,000	790	310	7	1905	4	4680	N	N	8111 6TH AV NW
11	291970	2020	3/19/03	\$249,000	800	580	7	1918	4	3600	N	N	307 NW 83RD ST
11	292270	2855	2/22/03	\$265,600	810	160	7	1926	3	2590	N	N	856 NW 75TH ST
11	292270	2850	6/5/03	\$325,000	820	100	7	1926	3	2950	N	N	852 NW 75TH ST
11	046100	0875	2/23/04	\$326,000	820	0	7	1937	4	3300	N	N	7348 10TH AV NW
11	417210	0070	3/11/04	\$290,000	820	0	7	1947	3	5970	N	N	7054 CLEOPATRA PL NW
11	291970	2745	8/21/03	\$274,000	820	0	7	1924	3	2640	N	N	8402 6TH AV NW
11	046100	1485	3/24/03	\$270,000	820	100	7	1938	3	4500	N	N	7354 12TH AV NW
11	291970	2740	2/19/03	\$252,000	820	150	7	1924	4	2640	N	N	8410 6TH AV NW
11	937630	1360	5/16/03	\$288,000	830	0	7	1940	3	5000	N	N	8051 10TH AV NW
11	751900	0765	4/7/03	\$334,950	830	580	7	2003	3	4120	N	N	322 NW 78TH ST
11	046100	4270	6/17/04	\$400,000	840	120	7	1923	3	5000	N	N	7010 12TH AV NW
11	046100	4270	6/18/03	\$280,500	840	120	7	1923	3	5000	N	N	7010 12TH AV NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	046100	4195	9/25/03	\$276,500	840	0	7	1908	4	5000	N	N	7023 11TH AV NW
11	530910	0360	7/23/03	\$315,500	850	0	7	1927	4	4013	N	N	6729 10TH AV NW
11	202870	1185	6/30/04	\$235,000	850	140	7	1927	3	2600	N	N	6524 DIVISION AV NW
11	202870	1075	9/28/04	\$371,000	860	0	7	1924	4	4240	N	N	6526 DIBBLE AV NW
11	751900	2190	4/1/04	\$345,000	860	0	7	1924	3	5150	N	N	610 NW 75TH ST
11	202870	1170	2/12/03	\$239,000	860	0	7	1926	3	2450	N	N	6516 DIVISION AV NW
11	164650	2525	1/27/04	\$290,071	860	150	7	1911	4	3090	N	N	148 NW 75TH ST
11	287710	1421	10/3/03	\$335,000	870	0	7	1916	4	3750	N	N	6516 4TH AV NW
11	292270	2801	8/6/04	\$317,000	880	0	7	1942	3	3760	N	N	7522 9TH AV NW
11	292270	2776	2/26/04	\$284,500	880	0	7	1942	3	3760	N	N	7534 9TH AV NW
11	292270	2801	8/27/03	\$275,000	880	0	7	1942	3	3760	N	N	7522 9TH AV NW
11	287710	1765	4/2/03	\$285,000	880	500	7	1912	3	3750	N	N	6539 5TH AV NW
11	349130	0147	5/16/03	\$321,900	890	300	7	1939	3	4000	N	N	1415 NW 80TH ST
11	937630	2180	7/11/03	\$310,000	890	480	7	1987	3	2375	N	N	907 NW 83RD ST
11	200120	0030	1/27/04	\$324,000	890	120	7	1941	3	4000	N	N	121 NW 75TH ST
11	045800	0280	7/3/03	\$298,500	890	220	7	1926	3	5080	N	N	8033 14TH AV NW
11	287710	0636	12/22/03	\$376,000	890	0	7	1925	4	3750	N	N	6546 SYCAMORE AV NW
11	046100	2140	11/9/04	\$330,000	900	220	7	1950	3	5000	N	N	7309 14TH AV NW
11	162330	0979	11/5/03	\$355,000	900	0	7	1926	4	4000	N	N	418 NW 73RD ST
11	937630	1810	1/24/03	\$295,000	900	0	7	1900	4	4360	N	N	7552 11TH AV NW
11	046100	0740	10/28/04	\$220,000	900	0	7	1950	3	3500	N	N	904 NW 73RD ST
11	202870	0487	7/16/04	\$359,000	910	0	7	1926	4	2800	N	N	832 NW 67TH ST
11	164650	0385	8/23/04	\$350,000	910	400	7	1973	3	3090	N	N	116 N 76TH ST
11	287710	2860	5/9/03	\$348,500	910	0	7	1918	4	3750	N	N	6714 4TH AV NW
11	937630	0486	4/28/03	\$279,500	910	0	7	1940	4	4000	N	N	8002 12TH AV NW
11	292270	1250	4/24/03	\$287,000	920	250	7	1937	3	4350	N	N	814 NW 80TH ST
11	291970	1105	8/21/03	\$276,000	920	0	7	1938	4	2609	N	N	656 NW 81ST ST
11	230140	0325	3/3/03	\$423,000	930	830	7	1906	4	4500	N	N	7206 2ND AV NW
11	291970	0816	11/7/03	\$302,500	930	300	7	1946	3	3310	N	N	8208 8TH AV NW
11	202870	0360	11/26/03	\$329,000	940	0	7	1926	4	3975	N	N	6728 9TH AV NW
11	164650	0050	2/13/04	\$364,000	940	250	7	1939	4	4120	N	N	132 N 75TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	046100	3520	11/15/04	\$280,000	940	0	7	1909	3	5000	N	N	7024 ALONZO AV NW
11	758970	0050	3/11/03	\$292,500	940	0	7	1940	3	3980	N	N	8051 13TH AV NW
11	162380	0440	1/16/03	\$275,000	940	520	7	1990	3	3000	N	N	702 NW 73RD ST
11	046100	0295	5/11/04	\$415,000	950	790	7	1926	4	6000	N	N	7354 DIBBLE AV NW
11	937630	0325	5/25/04	\$380,000	960	480	7	1940	3	5000	N	N	7740 12TH AV NW
11	751900	0980	7/14/04	\$400,000	960	300	7	1920	3	3860	N	N	308 NW 79TH ST
11	287710	2910	12/1/03	\$372,500	960	0	7	1921	3	5000	N	N	6711 2ND AV NW
11	046100	4685	2/3/04	\$339,000	960	480	7	1913	4	4300	N	N	7053 9TH AV NW
11	292270	1075	7/13/04	\$361,500	970	0	7	1937	3	4700	N	N	8055 DIBBLE AV NW
11	937630	0355	2/28/03	\$269,000	970	720	7	1945	3	5235	N	N	1115 NW 80TH ST
11	164650	2670	7/16/03	\$288,300	970	0	7	1914	3	5150	N	N	117 NW 76TH ST
11	287710	1715	5/23/03	\$275,400	970	0	7	1911	4	3750	N	N	6511 5TH AV NW
11	292270	1890	9/2/03	\$335,000	980	310	7	1938	3	5700	N	N	7748 DIBBLE AV NW
11	937630	0800	3/24/04	\$267,500	980	0	7	1922	3	5000	N	N	8340 12TH AV NW
11	164650	0395	6/22/04	\$399,950	990	150	7	1910	3	3090	N	N	112 N 76TH ST
11	292270	1590	9/16/04	\$360,000	990	0	7	1930	3	3860	N	N	7738 9TH AV NW
11	164650	0240	3/29/04	\$379,950	990	0	7	1911	4	3090	N	N	135 N 76TH ST
11	288010	0130	5/26/04	\$353,000	990	0	7	1945	4	4970	N	N	6752 7TH AV NW
11	287710	4030	6/3/03	\$357,500	990	170	7	1911	3	5375	N	N	6724 PALATINE AV N
11	291970	1070	7/24/03	\$320,000	990	0	7	1939	4	4032	N	N	642 NW 81ST ST
11	046100	4785	7/16/03	\$300,000	990	300	7	1916	3	5000	N	N	908 NW 70TH ST
11	287710	1846	2/25/04	\$317,000	990	0	7	1911	4	3750	N	N	6538 6TH AV NW
11	202870	0605	1/28/03	\$255,300	990	0	7	1923	4	3440	N	N	6532 DIVISION AV NW
11	162330	0305	8/11/03	\$388,000	1000	0	7	1914	4	3000	N	N	7016 6TH AV NW
11	200070	0091	6/2/04	\$357,000	1000	260	7	1951	3	4590	N	N	103 N 75TH ST
11	292170	0375	7/23/03	\$316,000	1000	100	7	1924	3	6210	N	N	8303 12TH AV NW
11	292270	1185	5/15/03	\$320,000	1000	0	7	1937	3	5700	N	N	8036 DIBBLE AV NW
11	046100	4730	4/19/04	\$300,000	1000	0	7	1959	4	5000	N	N	7033 9TH AV NW
11	162380	0136	12/22/03	\$299,000	1000	0	7	1947	3	3990	N	N	7403 6TH AV NW
11	046100	1795	4/9/04	\$405,000	1010	210	7	1924	4	3900	N	N	7355 13TH AV NW
11	046100	4210	9/26/03	\$310,000	1010	300	7	1953	3	3750	N	N	7021 11TH AV NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	292270	1910	11/13/03	\$335,000	1010	0	7	1938	3	5700	N	N	7738 DIBBLE AV NW
11	758970	0080	7/7/03	\$335,000	1010	190	7	1946	3	5080	N	N	8026 13TH AV NW
11	046100	1145	10/20/03	\$285,500	1010	0	7	1944	3	5000	N	N	7332 11TH AV NW
11	291920	0315	5/5/04	\$377,000	1020	0	7	1925	4	3840	N	N	152 NW 83RD ST
11	164650	2500	4/16/03	\$304,500	1020	0	7	1947	3	5305	N	N	134 NW 75TH ST
11	751900	1815	7/21/04	\$379,950	1030	250	7	1946	3	4841	N	N	7714 8TH AV NW
11	291920	0155	11/22/04	\$424,000	1030	740	7	2002	3	3840	N	N	157 NW 84TH ST
11	937630	1440	2/11/04	\$370,000	1030	290	7	1928	3	5000	N	N	8011 10TH AV NW
11	287710	1615	6/4/04	\$380,000	1030	790	7	1911	4	5000	N	N	6538 5TH AV NW
11	287710	2990	9/21/04	\$395,000	1030	230	7	1923	3	5000	N	N	6753 2ND AV NW
11	162330	0765	6/11/03	\$319,250	1030	0	7	1924	4	4400	N	N	302 NW 72ND ST
11	287710	4120	12/2/04	\$460,000	1040	300	7	1918	4	4030	N	N	7010 PALATINE AV N
11	162380	0010	12/1/04	\$331,500	1040	0	7	1910	4	3600	N	N	7418 8TH AV NW
11	292270	1835	8/19/04	\$350,000	1040	350	7	1940	3	4700	N	N	7751 DIBBLE AV NW
11	287710	4120	5/5/04	\$428,475	1040	300	7	1918	4	4030	N	N	7010 PALATINE AV N
11	164650	0955	11/3/04	\$342,000	1040	0	7	1908	4	4635	N	N	107 N 79TH ST
11	430570	0130	9/25/03	\$339,950	1040	430	7	1947	3	5334	N	N	7742 13TH AV NW
11	164650	1415	7/12/04	\$400,500	1050	0	7	1920	3	4680	N	N	133 NW 80TH ST
11	046100	0005	10/18/04	\$311,340	1050	0	7	1913	3	3210	N	N	7421 8TH AV NW
11	292270	2135	12/22/03	\$285,000	1050	400	7	1941	3	5700	N	N	7907 8TH AV NW
11	012503	9058	3/17/04	\$280,000	1050	360	7	1925	3	3520	N	N	7010 8TH AV NW
11	291970	1475	4/8/04	\$310,000	1060	180	7	1923	3	4800	N	N	8017 3RD AV NW
11	291970	0250	7/17/03	\$355,000	1060	300	7	1950	4	5660	N	N	636 NW 84TH ST
11	200070	0225	10/14/04	\$400,000	1070	0	7	1947	3	3240	N	N	149 N 74TH ST
11	520010	0105	9/8/04	\$354,000	1070	300	7	1929	3	3478	N	N	6543 12TH AV NW
11	292270	2555	8/10/04	\$337,000	1070	0	7	1945	3	4700	N	N	7510 10TH AV NW
11	287710	1795	8/12/04	\$410,000	1080	250	7	1912	4	3750	N	N	6555 5TH AV NW
11	292270	1410	3/22/04	\$274,500	1080	0	7	1950	3	4800	N	N	8217 8TH AV NW
11	507540	0105	10/5/04	\$400,000	1080	0	7	1928	5	5120	N	N	7712 14TH AV NW
11	202870	0865	10/26/04	\$385,000	1090	0	7	1906	4	5300	N	N	6542 9TH AV NW
11	751900	0275	1/13/04	\$380,000	1090	0	7	1911	3	4621	N	N	320 NW 76TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	758920	0153	6/18/03	\$333,000	1090	300	7	1948	3	5386	N	N	8329 14TH AV NW
11	937630	1120	6/3/03	\$331,000	1100	0	7	1927	3	4200	N	N	8351 10TH AV NW
11	305270	0755	9/22/03	\$269,150	1100	0	7	1956	3	5000	N	N	6727 13TH AV NW
11	937630	0215	4/14/04	\$419,000	1110	250	7	1940	3	5000	N	N	7511 11TH AV NW
11	520010	0185	11/18/04	\$411,000	1110	0	7	1928	4	4005	N	N	6550 12TH AV NW
11	530910	0595	2/20/04	\$370,000	1110	0	7	1908	4	5350	N	N	6732 11TH AV NW
11	758970	0032	1/8/04	\$350,000	1110	870	7	1941	3	5289	N	N	8026 14TH AV NW
11	305270	1145	6/4/03	\$310,000	1110	0	7	1927	3	3333	N	N	6718 12TH AV NW
11	291970	2685	4/12/04	\$336,000	1110	0	7	1945	4	5490	N	N	332 NW 84TH ST
11	287710	2170	8/26/03	\$355,000	1120	150	7	1925	4	5000	N	N	6703 5TH AV NW
11	349130	0248	4/11/03	\$316,950	1120	470	7	1942	3	5400	N	N	7502 MARY AV NW
11	200120	0110	7/26/04	\$315,000	1120	100	7	1922	3	4000	N	N	134 NW 74TH ST
11	046100	1260	5/16/03	\$258,326	1120	0	7	1953	3	3500	N	N	7337 11TH AV NW
11	202870	0805	11/4/04	\$335,000	1130	0	7	1906	3	5300	N	N	6547 DIBBLE AV NW
11	287710	3445	10/21/03	\$450,000	1130	1000	7	1924	4	4000	N	N	6739 1ST AV NW
11	544530	0050	6/25/03	\$350,000	1130	300	7	1930	5	4445	N	N	7540 MARY AV NW
11	046100	2055	12/8/03	\$300,594	1130	800	7	1977	3	5000	N	N	7359 14TH AV NW
11	520010	0225	3/25/03	\$289,000	1130	590	7	1928	4	4018	N	N	6534 12TH AV NW
11	292270	1900	5/11/04	\$390,000	1150	0	7	1938	3	5700	N	N	7744 DIBBLE AV NW
11	751900	1130	3/12/04	\$310,000	1150	0	7	1926	3	3605	N	N	335 NW 80TH ST
11	292270	0445	6/17/03	\$355,000	1150	300	7	1938	3	5700	N	N	8312 DIBBLE AV NW
11	046100	4290	9/2/03	\$305,000	1150	0	7	1925	3	5000	N	N	7022 12TH AV NW
11	291970	1085	10/10/03	\$375,000	1160	0	7	1939	4	4032	N	N	646 NW 81ST ST
11	544530	0015	7/31/03	\$339,500	1160	290	7	1930	4	4445	N	N	7524 MARY AV NW
11	291920	0335	6/3/04	\$285,000	1160	0	7	1980	3	3840	N	N	149 NW 83RD ST
11	291920	0335	2/25/03	\$255,000	1160	0	7	1980	3	3840	N	N	149 NW 83RD ST
11	287710	2690	11/30/04	\$340,000	1170	420	7	1921	3	4200	N	N	6723 3RD AV NW
11	291970	2155	6/13/03	\$359,000	1170	360	7	1923	3	4800	N	N	346 NW 82ND ST
11	291920	0325	9/16/03	\$315,000	1170	680	7	1948	4	3840	N	N	8214 3RD AV NW
11	287710	2355	5/15/03	\$290,000	1170	300	7	1911	3	5000	N	N	6726 6TH AV NW
11	530910	0405	1/23/03	\$309,500	1180	0	7	1904	3	4815	N	N	6711 10TH AV NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	287710	0425	5/14/04	\$430,000	1180	120	7	1916	4	5000	N	N	6532 1ST AV NW
11	292270	1450	9/8/03	\$310,000	1180	0	7	1997	3	1514	N	N	7741 9TH AV NW
11	292270	0180	2/10/03	\$292,500	1180	940	7	1968	3	3290	N	N	8322 9TH AV NW
11	291970	2390	8/22/03	\$350,000	1180	400	7	1909	4	4704	N	N	326 NW 81ST ST
11	291970	2095	1/7/03	\$290,000	1180	0	7	1968	3	4800	N	N	324 NW 82ND ST
11	046100	1605	9/22/03	\$377,000	1190	0	7	1927	3	5000	N	N	7321 12TH AV NW
11	162330	1080	7/21/04	\$449,950	1190	460	7	1932	5	6000	N	N	329 NW 75TH ST
11	287710	0051	5/13/04	\$525,000	1200	0	7	1916	3	4000	N	N	6525 GREENWOOD AV N
11	164650	0445	8/10/04	\$402,500	1200	0	7	1909	4	4635	N	N	111 N 77TH ST
11	046100	3550	7/15/04	\$362,500	1200	0	7	1924	3	5000	N	N	7040 ALONZO AV NW
11	162330	1115	5/7/03	\$311,950	1200	0	7	1916	4	3100	N	N	7413 3RD AV NW
11	162380	0005	8/26/03	\$294,000	1200	0	7	1913	4	3600	N	N	7412 8TH AV NW
11	530910	0880	4/24/03	\$273,400	1200	0	7	1915	3	2925	N	N	6517 11TH AV NW
11	937630	0030	12/1/04	\$432,000	1210	0	7	1928	3	3300	N	N	7516 12TH AV NW
11	292270	1750	4/15/04	\$410,000	1210	0	7	1928	3	3525	N	N	7717 DIBBLE AV NW
11	046100	1155	8/20/04	\$399,000	1210	0	7	1944	4	5000	N	N	7336 11TH AV NW
11	417210	0245	10/31/03	\$370,000	1210	0	7	1929	3	4680	N	N	7034 7TH AV NW
11	291920	0620	6/18/04	\$364,471	1210	130	7	1941	4	3840	N	N	148 NW 81ST ST
11	046100	1155	2/13/03	\$318,000	1210	0	7	1944	4	5000	N	N	7336 11TH AV NW
11	291920	0915	9/8/03	\$328,300	1210	0	7	1906	5	3840	N	N	118 N 81ST ST
11	291970	2645	7/23/04	\$350,000	1220	0	7	1928	3	4090	N	N	314 NW 84TH ST
11	292270	0395	9/10/04	\$342,000	1220	0	7	1912	4	5700	N	N	8336 DIBBLE AV NW
11	162330	0865	12/3/03	\$383,000	1230	0	7	1926	3	3000	N	N	311 NW 74TH ST
11	672870	0205	9/17/03	\$342,500	1230	960	7	1923	4	5800	N	N	7031 7TH AV NW
11	162330	1235	5/16/03	\$315,000	1230	0	7	1928	4	3000	N	N	342 NW 74TH ST
11	046100	3290	6/18/04	\$395,000	1240	330	7	1928	3	5000	N	N	7026 MARY AV NW
11	758970	0044	11/18/04	\$390,425	1250	180	7	1949	3	5080	N	N	8047 13TH AV NW
11	349130	0010	9/27/04	\$350,000	1260	0	7	1969	4	3870	N	N	1484 NW 75TH ST
11	349130	0009	3/24/04	\$375,000	1260	0	7	1929	4	4320	N	N	7509 MARY AV NW
11	162330	0770	5/27/03	\$340,000	1260	390	7	1974	3	5800	N	N	355 NW 74TH ST
11	305270	1030	5/7/04	\$392,000	1270	0	7	1923	3	3750	N	N	6745 12TH AV NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	162380	0330	1/2/04	\$377,000	1270	0	7	1910	3	3000	N	N	623 NW 74TH ST
11	417210	0240	4/20/04	\$465,000	1270	500	7	1929	5	3744	N	N	7036 7TH AV NW
11	291920	1095	6/9/04	\$424,000	1270	0	7	1926	4	3840	N	N	109 N 84TH ST
11	287710	1641	6/25/04	\$414,000	1270	0	7	1927	4	3700	N	N	6524 5TH AV NW
11	291970	2215	2/6/03	\$255,000	1270	0	7	1991	3	2400	N	N	347 NW 84TH ST
11	291970	1470	7/30/04	\$320,000	1280	0	7	1989	3	2400	N	N	307 NW 81ST ST
11	164650	1525	3/18/03	\$335,000	1280	0	7	1965	3	4120	N	N	116 NW 78TH ST
11	202870	0655	11/5/03	\$295,000	1280	0	7	1917	3	3500	N	N	6556 DIVISION AV NW
11	046100	1267	6/23/03	\$275,000	1280	0	7	1979	3	5250	N	N	7333 11TH AV NW
11	291970	0227	9/15/03	\$307,500	1290	0	7	1990	3	2819	N	N	628 NW 84TH ST
11	291970	2315	7/30/03	\$318,000	1290	0	7	1928	4	2500	N	N	8317 3RD AV NW
11	751900	0170	12/29/03	\$435,000	1300	0	7	1920	4	5150	N	N	331 NW 76TH ST
11	937630	1690	5/25/04	\$385,000	1300	0	7	1928	3	4300	N	N	7705 10TH AV NW
11	751900	0075	9/15/03	\$335,500	1300	500	7	1950	4	4120	N	N	336 NW 75TH ST
11	292270	2695	5/3/04	\$335,000	1310	0	7	1988	3	2350	N	N	7545 9TH AV NW
11	288010	0375	8/23/04	\$380,000	1310	0	7	1928	3	4000	N	N	6734 CLEOPATRA PL NW
11	164650	0495	6/25/04	\$390,000	1310	0	7	1919	4	3090	N	N	135 N 77TH ST
11	530910	0445	4/27/04	\$332,500	1320	0	7	1985	3	2675	N	N	6728 11TH AV NW
11	202870	1085	9/7/04	\$325,000	1320	0	7	1913	4	2555	N	N	832 NW 65TH ST
11	291970	0705	3/22/04	\$378,000	1320	420	7	1910	3	4800	N	N	606 NW 82ND ST
11	046100	3680	8/21/03	\$325,000	1320	250	7	1974	3	5000	N	N	7025 13TH AV NW
11	937630	0500	5/6/03	\$289,990	1320	0	7	1983	3	5000	N	N	8012 12TH AV NW
11	288010	0400	6/12/03	\$301,500	1320	0	7	1928	3	4000	N	N	6726 CLEOPATRA PL NW
11	292270	0605	3/28/03	\$397,000	1330	910	7	1915	5	3390	N	N	8057 9TH AV NW
11	288010	0625	12/6/04	\$365,000	1330	0	7	1926	5	2790	N	N	6511 CLEOPATRA PL NW
11	291970	0695	3/15/04	\$370,000	1330	0	7	1928	4	4670	N	N	602 NW 82ND ST
11	291970	0670	9/13/04	\$483,000	1340	920	7	1950	3	7200	N	N	609 NW 83RD ST
11	751900	0750	3/3/03	\$335,500	1340	360	7	1910	4	4120	N	N	314 NW 78TH ST
11	164650	1595	6/3/03	\$324,000	1340	0	7	1927	4	3090	N	N	148 NW 78TH ST
11	751900	0510	3/5/04	\$425,000	1350	0	7	1928	4	3860	N	N	314 NW 77TH ST
11	937630	1030	11/24/04	\$459,000	1360	800	7	1925	3	5000	N	N	8326 11TH AV NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	291970	0170	6/11/04	\$367,500	1360	0	7	1927	3	3920	N	N	608 NW 84TH ST
11	530910	1505	8/12/03	\$305,000	1360	0	7	1925	3	3115	N	N	908 NW 65TH ST
11	291970	0180	3/5/04	\$334,900	1360	300	7	1924	3	3920	N	N	612 NW 84TH ST
11	164650	0100	4/21/03	\$389,950	1360	0	7	1926	5	5150	N	N	110 N 75TH ST
11	046100	3385	4/15/04	\$370,000	1370	0	7	1945	3	5000	N	N	7051 14TH AV NW
11	012503	9039	9/2/03	\$369,950	1370	0	7	1927	4	3750	N	N	150 NW 73RD ST
11	751900	1030	6/30/04	\$365,000	1380	120	7	1929	4	3860	N	N	336 NW 79TH ST
11	202870	1045	4/24/03	\$310,000	1380	0	7	1925	3	4240	N	N	6510 DIBBLE AV NW
11	202870	0126	1/13/03	\$248,400	1380	0	7	1986	3	2650	N	N	6730 DIBBLE AV NW
11	012503	9031	7/14/04	\$384,000	1390	0	7	1926	4	4470	N	N	218 NW 73RD ST
11	046100	1880	4/27/04	\$415,950	1400	270	7	1963	3	5000	N	N	7311 13TH AV NW
11	291920	1115	7/9/03	\$299,245	1400	0	7	1906	4	3840	N	N	127 N 84TH ST
11	162330	0735	1/2/03	\$247,500	1400	0	7	1918	3	4180	N	N	7211 3RD AV NW
11	046100	0070	10/21/03	\$352,000	1410	0	7	1912	4	4640	N	N	7331 8TH AV NW
11	291970	1310	6/11/03	\$295,000	1410	250	7	1922	3	3600	N	N	634 NW 80TH ST
11	417210	0120	8/20/03	\$320,000	1410	0	7	1930	3	3500	N	N	7041 7TH AV NW
11	305270	0669	3/8/04	\$331,695	1420	0	7	2003	3	1375	N	N	6716 A 14TH AV NW
11	305270	0667	3/25/04	\$329,950	1420	0	7	2003	3	1375	N	N	6716 B 14TH AV NW
11	287710	3426	8/7/03	\$535,000	1420	1020	7	1922	5	4000	N	N	6731 1ST AV NW
11	200070	0170	3/4/03	\$318,000	1420	0	7	1986	3	3075	N	N	138 N 74TH ST
11	046100	3115	4/15/04	\$275,500	1420	340	7	1908	3	5000	N	N	7055 ALONZO AV NW
11	292270	1485	6/23/04	\$372,000	1430	0	7	1915	3	5108	N	N	7727 9TH AV NW
11	162330	1100	3/10/03	\$295,000	1430	0	7	1986	3	3000	N	N	309 NW 75TH ST
11	751900	1960	4/21/03	\$277,500	1430	150	7	1910	3	5150	N	N	614 NW 76TH ST
11	046100	3150	4/19/04	\$400,000	1440	0	7	1912	3	4000	N	N	7037 ALONZO AV NW
11	164650	0730	6/11/04	\$432,500	1440	0	7	1926	3	4635	N	N	117 N 78TH ST
11	291970	1995	12/17/03	\$330,000	1440	410	7	1928	4	3790	N	N	315 NW 83RD ST
11	349130	0146	11/16/04	\$415,900	1460	0	7	1937	4	4350	N	N	1423 NW 80TH ST
11	530910	1010	11/11/04	\$419,950	1460	0	7	1909	4	5350	N	N	6548 11TH AV NW
11	305270	1105	7/22/04	\$350,000	1460	0	7	1998	3	2500	N	N	6738 12TH AV NW
11	046100	3860	6/17/03	\$295,000	1460	0	7	1995	3	2500	N	N	7047 12TH AV NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	287710	2016	3/7/03	\$356,000	1460	150	7	1925	4	3215	N	N	6545 6TH AV NW
11	530910	0485	11/19/03	\$494,900	1470	0	7	1909	5	5350	N	N	6708 11TH AV NW
11	164650	0350	6/3/03	\$471,000	1470	0	7	1908	4	4637	N	N	130 N 76TH ST
11	230140	0680	8/22/03	\$475,000	1470	260	7	1922	3	5000	N	N	7022 SYCAMORE AV NW
11	751900	2040	8/5/03	\$293,000	1470	0	7	1996	3	2575	N	N	652 NW 76TH ST
11	292270	1690	7/6/04	\$360,000	1480	0	7	1930	3	4042	N	N	7704 9TH AV NW
11	287710	0810	4/4/03	\$505,000	1490	0	7	1928	4	4000	Y	N	6539 SYCAMORE AV NW
11	287710	3726	11/6/03	\$512,500	1490	0	7	1911	5	3500	N	N	6756 1ST AV NW
11	046100	3885	6/24/03	\$403,000	1490	0	7	1926	4	5000	N	N	7031 12TH AV NW
11	751900	1585	11/11/04	\$379,950	1490	0	7	1912	4	5150	N	N	651 NW 79TH ST
11	202870	0250	9/7/04	\$437,500	1500	0	7	1929	3	3710	N	N	6734 9TH AV NW
11	164650	2520	2/19/03	\$395,000	1500	0	7	1914	5	3090	N	N	146 NW 75TH ST
11	202870	0270	9/22/04	\$425,000	1510	0	7	1929	4	3816	N	N	6744 9TH AV NW
11	751900	0745	8/14/03	\$337,500	1510	0	7	1910	4	4120	N	N	310 NW 78TH ST
11	291970	1630	1/8/03	\$320,000	1510	600	7	1951	3	4800	N	N	351 NW 82ND ST
11	287710	3370	5/23/03	\$497,000	1520	0	7	1920	4	5000	N	N	6701 1ST AV NW
11	046100	0110	7/21/04	\$339,000	1520	0	7	1927	4	4325	N	N	7315 8TH AV NW
11	751900	0205	2/10/03	\$361,000	1520	0	7	1926	3	5150	N	N	317 NW 76TH ST
11	287710	3390	2/24/03	\$379,500	1530	0	7	1912	3	5000	N	N	6711 1ST AV NW
11	292270	1705	5/10/04	\$507,000	1540	0	7	1930	4	3478	N	N	7702 9TH AV NW
11	291920	0955	10/14/04	\$375,000	1540	0	7	1910	4	3840	N	N	115 N 83RD ST
11	305270	0520	8/6/03	\$271,000	1550	0	7	1997	3	2000	N	N	6723 14TH AV NW
11	202870	0585	6/23/03	\$350,000	1560	0	7	2002	4	2690	N	N	6722 DIVISION AV NW
11	291970	1590	9/10/04	\$388,000	1570	0	7	1909	3	4800	N	N	346 NW 80TH ST
11	291970	0870	9/15/04	\$465,000	1570	0	7	1901	4	7200	N	N	635 NW 82ND ST
11	292270	2365	8/19/03	\$370,000	1570	0	7	1928	3	4500	N	N	7523 10TH AV NW
11	230140	0060	5/17/03	\$332,110	1570	0	7	1911	3	4030	N	N	7206 PALATINE AV N
11	937630	0555	6/22/04	\$376,950	1580	0	7	1929	3	3333	N	N	8036 12TH AV NW
11	292170	0180	6/24/04	\$469,000	1600	0	7	1916	3	6350	N	N	8331 13TH AV NW
11	291970	0635	8/22/03	\$306,550	1600	0	7	1987	3	2880	N	N	625 NW 83RD ST
11	287710	2090	2/21/03	\$375,000	1600	0	7	1925	4	4840	N	N	6721 6TH AV NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	046100	4445	5/14/04	\$432,000	1620	0	7	1908	3	5000	N	N	7027 10TH AV NW
11	751900	1790	9/20/04	\$450,000	1620	0	7	1926	5	3605	N	N	648 NW 77TH ST
11	424040	0175	5/21/03	\$387,000	1620	0	7	1900	5	5320	N	N	7530 13TH AV NW
11	162380	0240	9/20/04	\$451,000	1630	200	7	1909	4	5700	N	N	656 NW 74TH ST
11	162380	0240	6/16/03	\$392,000	1630	200	7	1909	4	5700	N	N	656 NW 74TH ST
11	291920	0890	7/25/03	\$390,000	1630	0	7	1926	3	3840	N	N	136 N 81ST ST
11	200070	0370	1/22/04	\$465,000	1640	0	7	1906	3	5400	N	N	138 N 73RD ST
11	937630	0955	11/14/03	\$450,000	1640	0	7	1928	5	4000	N	N	8309 11TH AV NW
11	937630	2072	10/25/04	\$439,950	1650	0	7	1916	4	4070	N	N	8008 10TH AV NW
11	292270	0930	11/20/03	\$378,250	1650	440	7	1938	4	5010	N	N	8001 DIBBLE AV NW
11	287710	2770	7/18/04	\$419,000	1660	0	7	1915	5	3250	N	N	313 NW 70TH ST
11	291920	0985	4/2/03	\$392,500	1670	400	7	1924	4	3840	N	N	137 N 83RD ST
11	937630	0075	8/4/04	\$429,900	1680	300	7	1912	4	3750	N	N	7538 12TH AV NW
11	230140	0540	7/23/03	\$499,700	1690	0	7	1925	4	5000	N	N	7034 3RD AV NW
11	291920	1060	1/22/04	\$380,000	1690	0	7	1911	5	3840	N	N	118 N 82ND ST
11	287710	2390	11/21/03	\$297,000	1690	0	7	1916	3	5000	N	N	6706 6TH AV NW
11	292170	0070	1/23/04	\$340,000	1700	0	7	1916	3	6480	N	N	8328 14TH AV NW
11	164650	0760	10/21/03	\$455,000	1710	0	7	1918	4	4944	N	N	133 N 78TH ST
11	751900	1765	7/28/03	\$440,000	1710	0	7	1926	4	3860	N	N	636 NW 77TH ST
11	287710	4115	10/5/04	\$458,000	1720	0	7	1925	5	4900	N	N	7014 PALATINE AV N
11	305270	0665	3/25/04	\$353,550	1730	0	7	2003	3	2202	N	N	6718 C 14TH AV NW
11	164650	2005	12/24/03	\$378,000	1740	0	7	1916	4	3605	N	N	139 NW 78TH ST
11	200070	0480	6/15/04	\$468,000	1750	170	7	1929	3	3120	N	N	109 NW 73RD ST
11	291970	1395	11/3/03	\$472,500	1760	600	7	1911	4	4800	N	N	341 NW 81ST ST
11	200120	0135	3/21/03	\$362,000	1760	0	7	1911	4	4000	N	N	114 NW 74TH ST
11	530910	1290	5/17/04	\$401,600	1770	0	7	1910	4	5500	N	N	6502 10TH AV NW
11	287710	3660	1/30/03	\$643,500	1790	310	7	1922	4	5000	Y	N	6727 PALATINE AV N
11	530910	1020	10/8/03	\$366,000	1790	730	7	1912	3	5350	N	N	6544 11TH AV NW
11	287710	3700	3/24/03	\$485,000	1800	0	7	1930	4	5000	Y	N	6747 PALATINE AV N
11	287710	0716	9/29/03	\$450,000	1800	220	7	1924	3	4000	N	N	6506 SYCAMORE AV NW
11	287710	4040	4/21/04	\$475,000	1860	0	7	1921	4	5375	N	N	6718 PALATINE AV N

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	292270	0765	3/22/04	\$455,000	1880	0	7	1944	3	5640	N	N	8060 9TH AV NW
11	200070	0060	5/21/04	\$432,000	1890	0	7	1906	3	4100	N	N	125 N 75TH ST
11	287710	1801	11/4/03	\$409,950	2050	0	7	1910	3	3750	N	N	6559 5TH AV NW
11	287710	2650	1/3/03	\$392,500	2120	0	7	1916	4	5000	N	N	308 NW 67TH ST
11	012503	9045	12/2/03	\$545,000	2230	0	7	1928	4	3950	N	N	102 NW 73RD ST
11	349130	0132	6/23/03	\$312,000	970	200	8	1931	3	3400	N	N	1479 NW 80TH ST
11	774800	0025	10/12/04	\$414,950	990	240	8	1949	3	5418	N	N	7519 MARY AV NW
11	292270	0235	6/16/03	\$345,000	1020	640	8	1937	4	4700	N	N	8303 DIBBLE AV NW
11	758970	0043	12/2/03	\$329,000	1070	100	8	1929	3	5207	N	N	8039 13TH AV NW
11	349130	0020	8/20/03	\$315,000	1090	200	8	1941	3	5461	N	N	7527 MARY AV NW
11	937630	2365	9/3/04	\$350,000	1100	230	8	1959	3	5060	N	N	8350 10TH AV NW
11	292270	1865	2/25/04	\$323,400	1150	300	8	1938	3	4390	N	N	815 NW 80TH ST
11	758970	0094	8/11/04	\$535,000	1230	540	8	1928	3	5080	N	N	8022 13TH AV NW
11	164650	1035	1/6/04	\$380,000	1260	850	8	1992	3	2400	N	N	151 N 79TH ST
11	758970	0024	5/27/04	\$391,000	1270	200	8	1932	3	5334	N	N	8015 13TH AV NW
11	292270	0475	3/12/04	\$393,000	1300	600	8	1930	4	3500	N	N	816 NW 83RD ST
11	287710	2032	5/18/04	\$344,000	1310	0	8	2000	3	2416	N	N	6559 6TH AV NW
11	292270	3060	7/9/03	\$407,500	1320	0	8	1928	4	6498	N	N	7526 DIBBLE AV NW
11	046100	1435	1/13/03	\$345,000	1340	400	8	1954	3	5000	N	N	7328 12TH AV NW
11	292270	0785	4/7/03	\$365,000	1350	350	8	1947	3	4700	N	N	8048 9TH AV NW
11	937630	1591	6/1/04	\$375,000	1400	0	8	1931	3	2600	N	N	1007 NW 80TH ST
11	292270	3110	12/12/03	\$370,750	1400	0	8	1929	3	4275	N	N	7510 DIBBLE AV NW
11	046100	5135	5/7/03	\$565,000	1430	600	8	1927	5	4300	N	N	850 NW 70TH ST
11	291970	1855	11/17/03	\$419,000	1440	0	8	1928	3	4800	N	N	348 NW 81ST ST
11	230140	0090	12/11/03	\$601,000	1460	0	8	1909	5	3760	N	N	7222 PALATINE AV N
11	937630	0700	9/16/04	\$295,100	1460	0	8	1985	3	2500	N	N	8011 11TH AV NW
11	758970	0102	4/15/04	\$474,000	1490	0	8	1929	4	3360	N	N	8001 12TH AV NW
11	424040	0073	3/25/03	\$357,000	1510	260	8	1929	4	5240	N	N	7748 14TH AV NW
11	751900	1540	7/22/04	\$459,950	1520	0	8	1932	3	5150	N	N	646 NW 78TH ST
11	202870	0305	4/27/04	\$362,500	1520	270	8	1953	3	5300	N	N	866 NW 67TH ST
11	046100	0560	7/16/03	\$425,000	1540	0	8	1929	3	4000	N	N	7346 9TH AV NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	046100	0545	10/14/03	\$437,500	1550	0	8	1929	3	4000	N	N	7342 9TH AV NW
11	424040	0065	1/13/04	\$374,000	1580	0	8	1929	3	5461	N	N	7743 13TH AV NW
11	430570	0010	10/20/03	\$400,000	1640	0	8	1990	3	4850	N	N	1224 NW 77TH ST
11	520010	0015	1/5/04	\$400,000	1690	0	8	1955	3	3760	N	N	1202 NW 65TH ST
11	287710	2825	2/12/03	\$465,000	1860	610	8	2002	3	2500	N	N	6730 4TH AV NW
11	292270	3075	12/24/03	\$441,000	1940	380	8	1929	3	4902	N	N	7520 DIBBLE AV NW
11	287710	1110	6/4/04	\$490,000	1960	0	8	1912	4	5000	N	N	6550 3RD AV NW
11	751900	1370	6/21/04	\$400,000	1960	0	8	1928	3	5200	N	N	637 NW 80TH ST
11	287710	0340	5/9/03	\$536,000	2000	0	8	1912	5	5000	N	N	6549 PALATINE AV N
11	287710	1380	1/20/04	\$750,000	2080	0	8	1924	5	5625	N	N	6534 4TH AV NW
11	287710	0680	6/13/03	\$489,000	2100	0	8	1984	3	4000	N	N	6524 SYCAMORE AV NW
11	162380	0570	3/5/04	\$517,000	2250	0	8	1928	4	5590	N	N	7227 6TH AV NW
11	046100	1565	11/17/04	\$467,000	2300	0	8	1999	3	3000	N	N	7341 12TH AV NW
11	287710	4175	2/23/04	\$850,000	2290	810	9	2003	3	4600	Y	N	7014 1ST AV NW
11	046100	0330	3/3/04	\$640,000	2860	900	9	2004	3	5000	N	N	7353 DIBBLE AV NW
11	287710	0755	4/21/03	\$972,200	3200	0	9	1920	3	7500	Y	N	6515 SYCAMORE AV NW

**Improved Sales Removed from this Annual Update Analysis**

**Area 82**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	045200	0270	11/19/04	\$550,075	Obsolescence>0
2	045200	0280	5/5/03	\$269,000	Obsolescence>0
2	045200	0300	10/16/03	\$299,000	Obsolescence>0
2	045200	0310	2/28/03	\$285,000	Obsolescence>0
2	045200	0330	5/7/04	\$490,000	Obsolescence>0
2	045200	0356	12/16/03	\$95,677	Obsolescence>0
2	045200	0600	5/20/03	\$315,500	Obsolescence>0
2	045200	1085	3/2/04	\$409,704	Obsolescence>0
2	276760	0370	4/14/04	\$144,744	Partial Interest Sale
2	276760	0935	11/19/03	\$381,000	Relocation Sale - Sale to Service
2	276760	0960	5/29/03	\$110,000	DOR Ratio
2	276760	1185	9/22/03	\$435,000	Relocation Sale - Sale to Service
2	276760	1345	6/24/03	\$91,442	Quit Claim Deed
2	276760	1665	12/22/03	\$201,000	Segregation and/or Merger
2	276760	1665	10/30/03	\$201,000	Segregation and/or Merger
2	276760	1740	6/13/03	\$353,000	Relocation Sale - Sale to Service
2	276760	1820	5/21/03	\$95,563	Related Party, Friend, or Neighbor
2	276760	1945	11/22/03	\$240,000	Statement to DOR
2	276760	2185	2/27/03	\$368,000	More than 1 Imp
2	276760	2880	8/27/04	\$275,000	More than 1 Imp
2	276760	3096	6/21/04	\$385,000	Diagnostic Outlier
2	276760	3167	6/28/04	\$405,000	Percent complete<100
2	276760	3235	3/11/03	\$115,725	Partial Interest Sale
2	276760	3285	4/15/03	\$8,147	Quit Claim Deed
2	276760	3350	7/24/03	\$290,000	Diagnostic Outlier
2	276770	4140	8/18/04	\$340,000	More than 1 Imp
2	276770	4580	8/27/03	\$200,000	DOR Ratio
2	276780	0411	10/29/04	\$137,511	DOR Ratio
2	276790	0110	8/1/03	\$200,000	Diagnostic Outlier
2	276790	0160	5/26/04	\$375,000	Statement to DOR
2	276800	0080	6/28/04	\$205,000	Previous Imp value<10,000
2	276800	0085	5/26/04	\$325,000	Obsolescence>0
2	276800	0470	8/4/03	\$40,163	Quit Claim Deed
2	276810	0125	9/9/04	\$420,950	Obsolescence>0
2	276810	0180	10/13/04	\$345,000	Obsolescence>0
2	276810	0205	11/16/04	\$300,000	Obsolescence>0
2	276820	0095	3/15/04	\$260,000	Obsolescence>0
2	276820	0160	12/5/03	\$293,000	Obsolescence>0
2	276820	0205	3/27/03	\$359,950	Obsolescence>0
2	276820	0205	2/19/04	\$142,614	Quit Claim Deed
2	276820	0210	2/13/04	\$305,000	Obsolescence>0
2	276820	0230	1/20/04	\$285,000	Obsolescence>0
2	276830	0736	1/10/03	\$19,930	Quit Claim Deed
2	276830	0740	5/21/03	\$324,950	Obsolescence>0
2	276830	1174	10/21/03	\$388,250	Obsolescence>0

***Improved Sales Removed from this Annual Update Analysis***

**Area 82**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	276830	1180	1/3/03	\$250,000	Segregation and/or Merger
2	276830	1510	9/24/04	\$580,000	Obsolescence>0
2	276960	0090	8/5/04	\$107,160	Quit Claim Deed
2	276960	1055	5/23/04	\$300,000	Obsolescence>0
2	930730	0120	8/31/04	\$232,000	Related Party, Friend, or Neighbor
2	930730	0280	10/5/04	\$440,000	Imp Characteristics do not match Sale
11	045800	0175	2/14/03	\$263,000	Questionable Sale per Sales Identification
11	045800	0235	7/17/03	\$213,400	Diagnostic Outlier
11	045800	0235	1/5/04	\$400,000	Imp Characteristics do not match Sale
11	045800	0270	1/17/03	\$140,000	DOR Ratio
11	046100	0110	7/21/04	\$339,000	Relocation Sale - Sale to Service
11	046100	0330	6/27/03	\$241,000	DOR Ratio
11	046100	0350	11/12/03	\$380,000	Imp Characteristics Changed Since Sale
11	046100	0545	10/14/03	\$437,500	Relocation Sale - Sale to Service
11	046100	1585	1/29/04	\$185,000	Non Representative Sale
11	046100	2485	3/2/04	\$296,000	Statement to DOR
11	046100	2550	6/22/04	\$412,000	More than 1 Imp
11	046100	3320	2/20/03	\$42,323	Partial Interest Sale
11	046100	3775	12/16/03	\$245,000	Unfinished Area>0
11	046100	4270	6/17/04	\$400,000	Relocation Sale - Sale to Service
11	046100	4750	2/25/04	\$275,000	Related Party, Friend, or Neighbor
11	046100	5225	6/22/04	\$357,400	Imp Characteristics do not match Sale
11	162330	0620	3/5/04	\$289,500	Active Permit before Sale
11	162330	0620	9/26/03	\$375,000	Segregation and/or Merger
11	162330	0625	11/2/04	\$620,450	Percent complete<100
11	162330	0690	2/1/04	\$120,500	Quit Claim Deed
11	162380	0320	12/2/03	\$315,054	Quit Claim Deed
11	164650	0365	2/27/04	\$111,500	Quit Claim Deed
11	164650	1035	7/11/03	\$146,500	Quit Claim Deed
11	164650	2250	1/29/03	\$282,000	Unfinished Area>0
11	164650	2520	5/24/04	\$181,450	DOR Ratio
11	202870	0555	7/27/04	\$24,017	DOR Ratio
11	202870	0880	8/5/04	\$250,000	Non Representative Sale
11	230140	0265	8/10/04	\$197,125	Quit Claim Deed
11	287710	0035	8/14/03	\$148,436	Quit Claim Deed
11	287710	0170	2/4/04	\$89,424	Quit Claim Deed
11	287710	0675	1/21/03	\$273,000	Diagnostic Outlier
11	287710	0675	5/18/04	\$485,000	Imp Characteristics do not match Sale
11	287710	0915	1/16/03	\$58,424	Related Party, Friend, or Neighbor
11	287710	1795	3/31/04	\$143,562	Quit Claim Deed
11	287710	1980	2/28/03	\$407,000	Obsolescence>0
11	287710	1990	7/8/03	\$175,000	Diagnostic Outlier
11	287710	1990	7/9/04	\$430,000	Imp Characteristics do not match Sale
11	287710	2070	10/28/04	\$574,950	Unfinished Area>0
11	287710	2940	9/30/04	\$67,601	DOR Ratio

***Improved Sales Removed from this Annual Update Analysis***  
**Area 82**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
11	287710	4170	11/29/04	\$393,000	Unfinished Area>0
11	287710	4175	1/22/03	\$331,500	DOR Ratio
11	288010	0360	8/19/03	\$22,019	Quit Claim Deed
11	288010	0440	5/19/04	\$135,000	Quit Claim Deed
11	288010	0740	2/7/03	\$198,000	Diagnostic Outlier
11	288010	1095	10/3/03	\$186,600	Related Party, Friend, or Neighbor
11	288010	1130	9/18/03	\$110,565	Quit Claim Deed
11	291920	0225	10/24/03	\$160,000	Obsolescence>0
11	291920	0505	2/13/04	\$464,000	Obsolescence>0
11	291920	0575	8/21/03	\$461,500	Unfinished Area>0
11	291920	0660	9/16/03	\$251,000	Estate Sale
11	291920	1370	7/30/03	\$316,418	Unfinished Area>0
11	291970	0610	10/1/03	\$275,000	Unfinished Area>0
11	292270	1680	3/7/03	\$283,000	No Market Exposure
11	292270	2335	9/11/04	\$385,000	Unfinished Area>0
11	292270	2776	5/19/03	\$194,400	Imp Characteristics do not match Sale
11	292270	3060	7/7/03	\$184,021	Quit Claim Deed
11	292270	3060	7/12/03	\$407,500	Relocation Sale - Sale to Service
11	292270	3150	6/7/04	\$170,000	Non Representative Sale
11	305270	0395	7/7/04	\$329,900	Obsolescence>0
11	305270	0440	5/25/04	\$275,000	Obsolescence>0
11	305270	0490	5/12/04	\$372,000	Obsolescence>0
11	305270	0645	3/26/04	\$300,000	Obsolescence>0
11	305270	0655	3/29/04	\$320,000	Obsolescence>0
11	349130	0096	10/11/04	\$164,229	DOR Ratio
11	424040	0090	3/17/03	\$92,412	DOR Ratio
11	430570	0115	6/22/04	\$245,000	Diagnostic Outlier
11	530910	0130	10/29/04	\$530,000	Imp Characteristics do not match Sale
11	530910	0275	7/8/03	\$206,670	Related Party, Friend, or Neighbor
11	530910	0575	3/7/03	\$91,013	Related Party, Friend, or Neighbor
11	530910	1235	8/22/04	\$288,000	Statement to DOR
11	530910	1345	8/23/04	\$225,000	Undivided 1/2 Interest Sale
11	751900	0275	7/15/04	\$296,000	Segregation and/or Merger
11	751900	0947	9/15/03	\$319,000	Unfinished Area>0
11	751900	1025	7/22/04	\$150,000	Imp Characteristics do not match Sale
11	751900	2135	7/20/04	\$250,000	Teardown Sale
11	751900	2205	3/26/03	\$393,000	Unfinished Area>0
11	751900	2510	1/7/04	\$127,000	Non Representative Sale
11	751900	2515	5/3/04	\$365,000	Imp Characteristics do not match Sale
11	937630	0315	4/19/04	\$423,000	Imp Characteristics do not match Sale
11	937630	0930	12/23/03	\$545,000	Segregation and/or Merger
11	937630	0930	4/5/04	\$465,000	Segregation and/or Merger
11	937630	1600	4/10/03	\$300,000	Diagnostic Outlier
11	937630	2340	2/25/04	\$150,000	DOR Ratio



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
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**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers  
FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr